



SANDY CITY, UTAH

FY 2012-2013



Caper / Grantee Performance Report

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EXECUTIVE SUMMARY

Summary of Public Comment

Sandy City held a public hearing period from August 20, 2013 through September 20, 2013 to solicit public comment on the Consolidated Action Plan Evaluation Report (CAPER). This report reviews the accomplishments and status of activities under the Community Development Block Grant Program during the last program year. **No public comment was received.**

U.S. Department of Housing and Urban Development

CPD Consolidated Plan

Funding Sources

Entitlement Grant.....	\$358,346.00
Unprogrammed Funds (reallocated)	\$24,850.50
Unprogrammed Prior Year's Income not previously reported	\$0
Surplus Funds.....	\$0
Return of Grant Funds	\$0
Total Estimated Program Income	\$0
Section 108 (Funds allocated for Senior Center Payment)	(\$220,739.00)
TOTAL FUNDING SOURCES	\$162,457.50

Homeless and Other Special Needs Activities

Several of Sandy City's projects assisted the homeless and at-risk housing groups. Examples are:

The Transitional Housing Program provided temporary housing for eligible persons and families looking to get into more permanent housing. This program was funded through The Road Home (formerly known as Traveler's Aid Society).

The Housing Rehabilitation Program provided low/moderate income households the opportunity to protect and preserve their homes. Such programming assists in keeping our older, and therefore more affordable, homes within the housing stock of Sandy City.

Housing Needs

Several of Sandy City's projects assisted the housing needs of Sandy residents. Examples are:

Assist helped 24 households with home repairs. Such projects typically included fixing a leaky faucet, toilet repair, screen door replacement, changing of difficult to reach light bulbs, swamp cooler repair, etc. These service resources have been made accessible to many frail elderly/disabled persons that have helped them have decent housing and live more independently with an improved quality of life.

Other Actions

Sandy City continually updates its comprehensive planning program that includes an analysis of land-use planning issues and also economic development, business development, citizen needs and perceptions, and anticipated City services in the future.

Sandy City recognizes that many of the barriers to affordable housing that exist in the City are as a result of land speculation and pricing. With the assistance of comprehensive planning efforts, Sandy intends to mitigate these barriers where possible. An update to the City's housing plan was recently completed and has been adopted addressing a number of obstacles and goals for overcoming them.

Sandy City has continued to solicit on an annual basis, City needs and prioritization. On a bi-annual basis the City conducts a City-wide perceptions survey to gather and evaluate the effectiveness of City programs and services.

As part of the overall plan, the City continues to coordinate with Salt Lake County, Salt Lake County Consortium, non-profits, and other public organizations to provide needed services for the City, especially for those individuals and families that are low income or those considered as at-risk populations.

Individuals served with Community Development Block Grant Funds in FY 2012-13

Together, Sandy City and its CDBG sub-recipients assisted nearly 4,000 individuals (not including services offered by the Senior Center funded by the section 108 loan – approximately 10,000 seniors utilize the facility annually). The majority of individuals included in this count were at or below the 80% of median area income threshold for Salt Lake County.

Monitoring

The Community Development Block Grant Coordinator regularly monitors not only sub-recipients in terms of compliance, but also in terms of consistency with the Consolidated Plan and Strategy. This is accomplished through annual/bi-annual monitoring visits and monthly updates for Community Development Block Grant Committee review.

In addition, the Sandy City CDBG program was monitored in FY 2011 by HUD on both its overall compliance and its compliance with Federal rules and regulations regarding Davis Bacon projects. Any findings or concerns were addressed through procedural changes within the CDBG program.

Evaluation of Past Performance

The City met the majority of its goals for FY 2012-2013. However, a few of the programs funded failed to meet the projected number of people served. This is mainly due to the increased costs associated with the services and the reduced amount of funding available, as well as an increased demand for services. Much of Sandy City's affordable housing stock is aging and repairs and maintenance tend to be more complicated and expensive. Sandy's available CDBG funding has also continued to fall regularly (with a couple of exceptional years) as the overall funding for CDBG decreases at the federal level on an annual basis.

Additionally, some of the goals were influenced by recipient reporting from prior years. Reporting for regional activities (such as the homeless shelter) has been refined in the last couple of years to improve the accuracy and ensure that recipients are/were actual residents within city limits at the time of service. As a result some of the following outcomes will appear to have served less people with the same amount of funding when compared to past years. In actuality, the reporting is now much more precise and better reflects the amount of service being received by city residents.

Over the past year, the CDBG Citizen's committee has been working to revise the 2010-2015 5 Year Consolidated Plan to better reflect the priorities of the City when working with CDBG funds. This update takes into consideration the revised reporting, the decrease in available funding, and the costs of services. The intention is not to completely revise the plan, but to bring the goals and policies to a more manageable and realistic relationship to what the City is able to accomplish. It is anticipated that this update will be submitted to HUD with the Annual Action Plan for FY 2014-2015.

PART 1: BACKGROUND

Each year Sandy City prepares an Annual Plan for submission to the U. S. Department of Housing and Urban Development (HUD). The framework for the Annual Plan finds its roots in the *HUD Consolidated Plan 2010-2015*. This is a five year planning document, which was updated in 2010 for the new five-year cycle. The *Consolidated Planning* document replaced another HUD required planning document entitled the *Comprehensive Housing Affordability Strategy (CHAS)*. The City Council, after a public hearing, approves the submission of the HUD Annual Plan. The HUD Annual Plan for FY 2012-2013 was approved by the Sandy City Council on April 24, 2012.

Dynamic changes have occurred at HUD over the last several years. There is heightened emphasis on local decision-making, and a concerted effort has been made to make information about HUD programs more accessible and understandable. With the advent of the Internet, HUD developed a website that provides significant amounts of information regarding all aspects of HUD programs. Grantees like Sandy City use an integrated computer system called IDIS (Integrated Disbursement and Information System) to describe program efforts, expenditures, and actually draw down funds from the U.S. Treasury. Sandy City began using IDIS on July 1, 1997.

Grantees are encouraged to place program information on their local website if one exists. This Consolidated Annual Performance and Evaluation Report (CAPER) and the HUD Annual Plan for FY 2012-2013 can be found at <http://www.sandy.utah.gov>. HUD's website can be accessed at <http://www.hud.gov>.

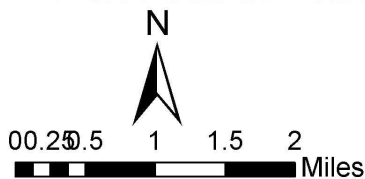
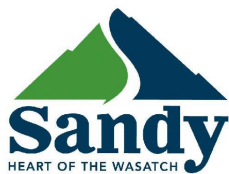
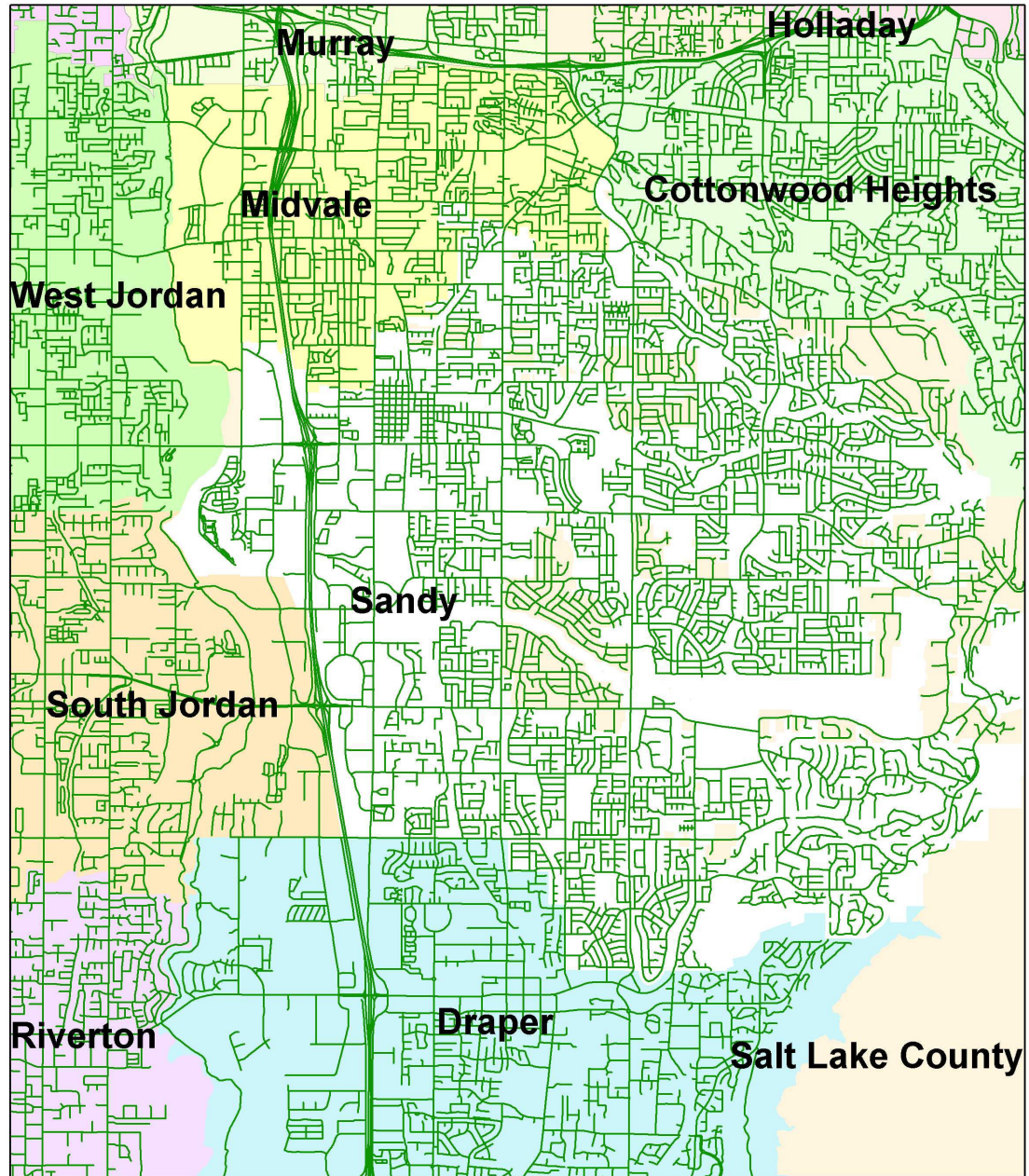
This CAPER describes objectives, activities, accomplishments, and outcomes that were listed in the HUD Annual Plan for Fiscal Year 2012-2013, and also catalogs additional activities funded through non-Federal sources.

A variety of funding sources with differing guidelines are utilized to achieve the community development goals outlined by Sandy City. The guidelines for each source of funds dictates how monies can be spent. The following are the major resources:

- Community Development Block Grant (CDBG) (Federal)
- HOME Investment Partnership Program (Federal)
- HOME and CDBG program income from loans previously made.
- Sandy City General Fund (local government)

The broad goal through all funding sources is to make Sandy City a more livable community. Significant resources are utilized to assist people to enjoy decent, safe, and affordable housing. Other efforts target community safety, recreation, public facilities, economic development, and neighborhood revitalization.

MAP: Sandy City Vicinity Map

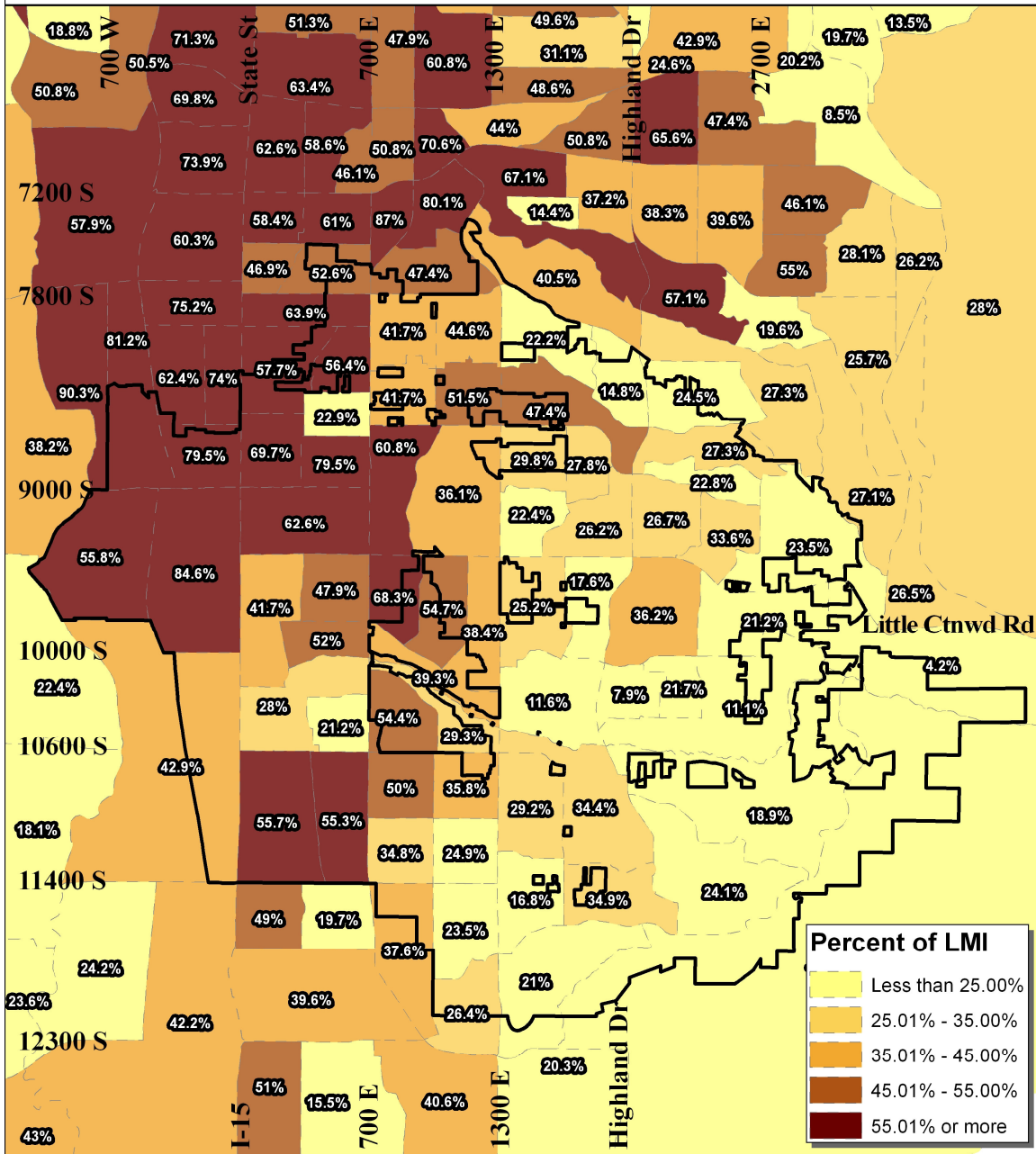


SANDY VICINITY MAP

PRODUCED BY:
The Community Development Department
Jared Gerber, CDBG Administrator
September 2009

MAP: Low and Moderate Income Areas

Low and Moderate Income Percentages by Census Block Group



Income data is from the 2010 American Community Survey 5 year data. The low and moderate income threshold in 2010 was \$56,000.



Produced by Sandy City GIS

April 2, 2012

0 0.5 1 Miles



PART II: SUMMARY OF RESOURCES

New Resources Made Available to the Community

The HUD Annual Plan for FY 12-13 presented information as follows:

Resources:

CDBG Grant FY 11-12.....	\$358,346.00
<u>CDBG Program Income.....</u>	<u>\$0.00</u>
Total CDBG.....	\$358,346.00

PART III: GENERAL REQUIREMENTS

Assessment of Progress Toward One and Five year Goals and Objectives

The Sandy City 2010 Consolidated Plan identified four focus areas and 13 objectives to accomplish the goals of the focus areas for CDBG activities in the City. For each focus area, the City has identified objectives, policies, programs, and outcomes that it will pursue in response to the needs expressed in the Community Profile presented in the Consolidated Plan. The following is a summary of the programs and activities that Sandy City pursued for each of the priority areas during FY12-13. The summary of the programs and activities will be presented using the Sandy City CDBG Program Model format that was established in the 2010-2015 Consolidated Plan. This model was developed as a performance measurement system for the City to track the performance of the CDBG Program. Additional information about the performance system will be included in the narrative section on Program Evaluation in the CAPER report.

Activities undertaken in FY 12-13

Vision: Homeless Housing and Service Vision: Continue to maintain, develop and implement a single, coordinated inclusive homeless assistance system. Support homeless persons in their movement from homelessness to economic stability and affordable housing within a supportive community. Strive to be inclusive of all Sandy City's homeless, including the special service and housing needs of homeless sub-populations.

Outcome/Objective: Accessibility for the purpose of creating a suitable living environment for homeless populations

Focus Area: Homeless: Specific Objective 1: Support operations and essential services of current shelters and transitional housing providers at locations convergent and accessible to the homeless population.

Program:	The Road Home	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Homeless Shelter Operations	111	Homeless	1 (org)	1 (org)	100%
	Emergency Winter Housing	106	Homeless	1 (org)	1 (org)	100%
	Transitional Housing Units	10	Homeless Households	4 (units)	4(units)	100%
Funds Budgeted:	\$12,500					
Funds Expended:	\$12,500					

Project Narratives:

Salt Lake Community Shelter

FY 2012 budgeted \$6,500 to the Road Home (formerly known as “Travelers Aide Society of Salt Lake”) to provide for homeless shelter operations and counseling services. The Road Home operates two shelter locations, one at 210 South Rio Grande Street in Salt Lake, and the other is an emergency winter shelter located in Midvale City. During FY 2012 (not including the winter shelter - see below), a total of 111 individuals were assisted with shelter stays. Actual funds spent on this project totaled \$6,500.

Outcome: This project provided accessibility to the shelter for 111 homeless individuals in their movement from homelessness to a suitable living environment and a quest to find affordable permanent housing. Sandy City projected in FY 2012 that it would fund one organization, which has been the Road Home to service the need of Sandy City’s homeless, including the special services and housing needs of homeless sub-populations. Progress has been made in meeting the five-year target by supporting an organization to service these needs from 2010-2015.

Salt Lake Emergency Winter Shelter

FY 2012 budgeted \$3,000 to The Road Home of Salt Lake to provide for an emergency winter homeless shelter operations. The Road Home operates two shelter locations, one at 210 South Rio Grande Street in Salt Lake, and the other is an emergency winter shelter located in Midvale City. During FY 2012, a total of 106 individuals were provided with emergency winter shelter stays. Actual funds spent on this project totaled \$3,000.

Outcome: This project provided accessibility for 106 homeless individuals in need of shelter in the cold winter months. This project helped improve the living environment and the health and safety conditions for these individuals as they looked for permanent housing solutions.

Transitional Housing for Homeless Persons

FY 2012 budgeted \$3,000 for The Road Home of Salt Lake to operate transitional housing units for homeless persons. Funding was utilized to maintain and operate a duplex, located at 8821 South 360 East, a single family home at 8831 South 220 East, and a 3-bedroom condo unit at 691 East 8800 South, all located within the historic square mile of Sandy City. The units are used as a temporary living facility for homeless individuals and families who are in transition between the homeless shelter and a permanent residence (such as an apartment, own home, etc). During FY 2012, a total of 10 households were provided a transitional unit. Actual funds spent on this project totaled \$3,000.



Transitional Housing Unit at 8831 South 220 East.

Outcome: The units are used as a temporary living facility for homeless individuals and families who are in transition between the homeless shelter and a permanent residence. The project assisted homeless persons in their movement from homelessness to a suitable living environment and affordable permanent housing within a supportive community, also helping improve self-sufficiency and general quality of life. This project provided housing for 10 households.

Vision: Special Populations: The City will collaborate with a wide variety of public and private organizations in planning and providing housing and service resources to persons with special needs in order that they may live independently.

Outcome/Objective: Accessibility for the purpose of creating decent housing for special populations

Focus Area: Special Populations: Specific Objective 6: Provide home repair and accessibility upgrade services to persons with disabilities.

Program:	Assist	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Handicapped Accessibility	24 (hhs)	35 (hhs)	35 (hhs)	175 (hhs)	13.71%
Funds Budgeted:	\$42,038.50					
Funds Expended:	\$37,744.05 (w/previous years funding)					

Project Narrative:

ASSIST

FY 2012 budgeted \$42,038.50 to ASSIST to provide home repair and modification. This program provides grants and low interest loans to low and moderate-income individuals desiring to improve the appearance of the home, to make the home handicapped accessible, or to upgrade the heating/cooling plants for the home.

Outcome: The project provided 24 households with assistance during FY 2012. The project fell short of its 2012 goal of 35 households due mainly to a reduction in funding and to the increased price of repairs as Sandy's housing stock continues to age. The price per average household being served went up and some repairs were more complex, making it more difficult to serve as many households. This service has greatly helped with the accessibility of decent affordable housing to these individuals to help them live independently with an improved quality of life.



Before Assist does a plumbing remodel in Sandy.



After Assist completes the project.

Vision: Housing: The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.

Outcome/Objective: Sustainability for the purpose of providing decent housing

Program:	Salt Lake Community Action Program	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Comprehensive Housing Asst/Financial Counseling	40	50 (people)	50 (people)	250 (people)	16%
Funds Budgeted:	\$2,000					
Funds Expended:	\$4,000 (with previous funding)					

Program Narrative:

Salt Lake Community Action Program

The Salt Lake Community Action Program operates the Comprehensive Housing Assistance/Financial Counseling Program to assist very low and low-income persons to locate affordable housing units. As part of the placement program, participants are required to receive financial counseling and training, which provides a means by which they learn how to properly budget their finances. The financial training has proven to improve the likelihood of clients maintaining their housing and paying their rent on time. During FY2012, this program assisted 40 persons.

Outcome: The project became accessible to 40 people who obtained assistance during FY 2012. This fell slightly short of the 2012 goal due to the program utilizing funding made available under the federal stimulus program rather than the CDBG funding. This

will likely be caught up in subsequent years (and has increased significantly from the previous year). The financial training has proven to improve the likelihood of clients maintaining their housing and paying their rent on time. This service has greatly helped these individuals live independently with an improved quality of life.

Vision: Community Needs: The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.

Outcome/Objective: Accessibility for the purpose of creating suitable living environments

Focus Area: Other Community Needs: Specific Objective 2: Provide social services and constructive activities for at-risk children and youth

Program:	Family Support Center	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Crisis Nursery	21	50 (people)	50(people)	250(people)	8.4%
Funds Budgeted:	\$4,000					
Funds Expended:	\$4,390 (with previous funding)					

Program Narrative:

Family Support Center

The Family Support Center operates a Crisis Nursery to be used by low and moderate-income families who are in need of day care assistance on a temporary basis. Children are accepted if the regular day care facility used by the family is temporarily unavailable, the parents have an urgent day care need and cannot locate other child care services on a one-time basis, or the children need a place to stay while the parents resolve interpersonal relationship issues. During FY2012, the Crisis Nursery provided child care services for 21 youth.

Outcome: The project provided child care services for 21 youth in the FY 2012. This fell short of the projected 1-year goal in providing service to one organization for at-risk children, however CDBG funding only covers a small portion of the overall costs of service. This goal will likely be resolved to better reflect this in the next Consolidated Plan. This project has provided many at risk children with a safe learning environment making it possible for their parents to obtain work, education etc. to provide them with a higher quality of life and a suitable living environment.

Program:	Community Health Center	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Medical/Dental for Uninsured	1(org)	Organization	1(org)	1(org)	100%
Funds Budgeted:	\$1,600					
Funds Expended:	\$1,600					

Program Narrative:

Community Health Center

The Community Health Center offers prenatal care to low and moderate-income women, primarily minorities, who do not have insurance. The program ensures that healthy babies are born, and mothers are taught basic health and care principles for the care of a newborn child.

Outcome: The program provided access to 366 people in FY 2012. Sandy reached its projected 1-year goal in providing service to one organization for at-risk children. This program has helped 366 low and moderate-income women to be taught basic health and care principles for the care of a newborn child that will create a more suitable living environment.

Program:	Big Brothers Big Sisters of Utah	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Provide mentors for at risk children	24 youth	4 youth	4 youth	16 youth	100%
Funds Budgeted:	\$1,000					
Funds Expended:	\$1,167 (with previous funding)					

Project Narrative:

Big Brothers Big Sisters of Utah

Big Brothers Big Sister of Utah provides children in need with caring professionally supported mentors. The program offers quality relationships to children who might otherwise be at risk of becoming involved in questionable and socially unacceptable behaviors.



Participants of the Big Brothers Big Sisters Program

Outcome: FY 2012 budgeted \$1,000 for the Big Brother Big Sisters of Utah. The overall 5-year target is to provide 16 youths with mentors (helping to fulfill the objective goal of helping 1000 youth). In FY 2012, 24 new children (program wide) were provided with mentors (while others were not all covered by the CDBG funding and many continued to receive services). Approximate cost for a mentor is \$1,000 per year.

Outcome/Objective: Accessibility for the purpose of creating a suitable living environment

Focus Area: Other Community Needs: Specific Objective 6: Provide planning and administration for the CDBG program.

Program:	Administration	Number of Employees	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Planning & Administration	1	Employees	1	1	100%
Funds Budgeted:	\$50,000					
Funds Expended:	\$49,203.96					

Project Narrative:

Community Development Program Administration

FY 2012 budgeted \$50,000 for the Community Development Program Administration. The funding provides one full-time staff member. Administration budget also covers staff training, public meetings, hearing notices (required HUD training, etc), overhead costs (space rental, utilities, etc), and office supplies.

Program:	Administration	Number of Employees	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Planning & Capacity	1	Employees	1	1	100%
Funds Budgeted:	\$13,669					
Funds Expended:	\$15,854.10 (with previous funding)					

Project Narrative:

Community Development Program Planning and Capacity

FY 2012 budgeted \$13,669 for the Community Development Program Planning and Capacity. The Planning and Capacity budget provides funding for planning studies (study of housing conditions in historic Sandy, development of the 2010-2015 Consolidated Plan Update and Annual Action Plans, etc) and unanticipated costs (i.e., title reports, structure demolition to prepare a home to move, etc).

Outcome: The Program Administration and Program Planning and Capacity have stayed well within the 20% of the granted entitlement. Sandy City has continued to run the CDBG program very efficient with one full-time staff member. The administration of

this program allows accessibility to many programs for individuals, helping to create a suitable living environment.

Outcome/Objective: Accessibility for the purpose of creating a suitable living environment

Focus Area: Other Community Needs: Specific Objective 8: Provide emergency food supplies for at-risk, Low- and Moderate Income households.

Program:	Salt Lake Community Action Program	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	South County Food Pantry	1183	300 (people)	300 (people)	1,500 (people)	78.87%
Funds Budgeted:	\$3,000					
Funds Expended:	\$3,000					

Project Narrative:

South Valley Food Pantry

FY2012 budgeted \$3,000 to the Community Action Program to provide emergency food services for low and moderate-income individuals from the Sandy Area. During FY2012, they provided food for 1183 people. The program provides a 3-day supply of emergency food assistance.

Outcome: This project provided service to 1183 people. The short-term projected and actual goals were met in previous years for organizations (South Valley Food Pantry and Utah Food Bank), that provide food supplies to at-risk, low and moderate-income households. This has now been changed to track the number of people served instead. This program has provided access to many individuals that has contributed to providing a better quality of life for these individuals and provided them with a more suitable living environment.

Outcome/Objective: Accessibility for the purpose of creating a suitable living environment

Focus Area: Other Community Needs: Specific Objective 9: Provide counseling services for victims of domestic violence and witnesses to domestic violence.

Program:	Sandy Counseling Centers	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	VISIONS	10	25 (people)	25 (people)	125 (people)	8%
Funds Budgeted:	\$3,500					
Funds Expended:	\$2,681.16					

Program Narrative:

VISIONS

FY2012 budgeted \$3,500 to the Sandy Counseling Center to provide counseling services for child witnesses of domestic violence of low and moderate-income families. Counseling sessions teach child witnesses that they are not at fault, and to help them cope with a stressful family life. A large component of this program includes counseling offered at the local boys and girls club in a designated LMI area of Sandy City. During FY2012, they provided counseling for 10 persons.

Outcome: The Visions project provided 10 persons with assistance in FY 2012. This is short of the goal of helping 25 people in a program year. Due mainly to funding constraints and an increased cost for counseling, this goal may be set too high. The City is currently looking at revising its 2010-2015 Consolidated Plan to address this and other program needs. This program has increased the accessibility to these services creating a better environment for those individuals.

Outcome/Objective: Accessibility for the purpose of creating suitable living environments

Focus Area: Other Community Needs: Specific Objective 10: Provide basic legal services for battered spouses.

Program:	Legal Aid Society of Salt Lake	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Legal Aid Society of Salt Lake	122	40 (people)	40 (people)	200 (people)	61%
Funds Budgeted:	\$10,150					
Funds Expended:	\$10,150					

Program Narrative:

Legal Aid Society of Salt Lake

FY2012 budgeted \$10,150 to the Legal Aid Society of Salt Lake City to provide legal assistance for battered or threatened women. Typical legal assistance includes protective orders, assistance in obtaining child support, and other similar domestic situation legal assistance. During FY2012, they assisted 122 individuals.

Outcome: This project assisted 122 individuals during FY 2012. Both the short-term projected and actual goals for 2012 were completed in providing basic legal services for battered spouses. The outcome has helped individuals achieve economic independence, which in turn has helped them have a higher quality of life within a more suitable environment.

Outcome/Objective: Accessibility for the purpose of creating suitable living environments

Focus Area: Other Community Needs: Specific Objective 11: Provide temporary emergency shelter for battered spouses and their children.

Program:	South Valley Sanctuary	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Domestic Violence Shelter	12	30 (people)	30 (people)	150 (people)	8%
Funds Budgeted:	\$10,000					
Funds Expended:	\$9,997.79					

Program Narrative:

South Valley Sanctuary

FY2011 budgeted \$10,000 to the South Valley Sanctuary to provide emergency housing services for at risk and battered women (and occasionally their minor children). Most clients are referred to the Shelter by the Sandy Police Department as part of a domestic violence emergency call. Typically, a client may stay at the facility from 3-10 days until a more permanent solution can be found. During FY2012, they provided shelter for 12 individuals from Sandy City. Additionally, the center received over 1500 hotline calls for services.

Outcome: This project assisted 12 individuals during the FY 2012. The goal was switched from organization to persons. In addition, due to basing the number on previously inaccurate reporting, the goal may be too high and is subject to change with the revision to the five year consolidated plan being considered by the City. The demand for shelter continues to rise and stays continue to extend. The outcome has helped individuals achieve economic independence, which in turn has helped them create a more suitable living environment, providing them with a higher quality of life in the community.

Outcome/Objective: Accessibility for the purpose of creating a suitable living environment.

Focus Area: Other Community Needs: Specific Objective 12: Provide 108 Loan Payment for the construction of the Senior Citizen Center.

Program:	108 Loan Payment	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Senior Citizen Center	10,000 (approx.)	Public Facilities	1(pf)	1(pf)	100%
Funds Budgeted:	\$220,739					
Funds Expended:	\$220,739					

Program Narrative:

Section 108 Loan Scheduled Repayment

This is the principal and interest payment for the Section 108 loan that was used to construct the Senior Center. This amount is based upon the established amortization schedule. This loan was refinanced through arrangements with HUD and has

significantly reduced the original interest rate, thus freeing up additional future funding for other programs within Sandy.

Outcome: The Senior Center served approximately 10,000 seniors in 2012 providing them with access to the center that has helped them have a more suitable living environment. The center draws people from around the entire valley because of eighty classes, trips, activities, health and nutrition programs, and personal services that are hosted on site in any quarter. The marriage of Salt Lake County's and Sandy City's efforts have ensured that seniors have the finest quality programs and facilities. With a full time staff of only three, the center boasts more than two hundred volunteers teaching a variety of classes. The Senior Center provides many opportunities for senior's that play an important role in contributing to a better quality of life for them. These numbers served are not reflected in the population summary.



Sandy Senior Center built with CDBG funds/108 payments made yearly.

Summary of Persons Assisted Through CDBG Programs in FY2012

The table below is a summary of the total number of persons assisted through the CDBG program for FY2012-2013. The table provides a racial breakdown of persons served as required by the U.S. Department of Housing and Urban Development.

Ethnicity	Population	Percent of Total
White	3,784	94.74%
Black/African American	49	1.23%
Asian	35	0.88%
American Indian/Alaskan Native	28	0.70%
Native Hawaiian/Other Pacific Islander	57	1.43%
American Indian/Alaskan Native & White	6	0.15%
Asian & White	1	0.03%
Black/African American & White	0	0.00%
American Indian/Alaskan Native & Black/African American	0	0.00%
Other Multi-Racial	34	0.85%
Total	3,994	100.00%
Hispanic Heritage	1,144	28.64%

***This table does not reflect the approx. 10,000 people who use the Senior Center. Percentage total may be off due to rounding**

Impediments to Fair Housing and Choice and Actions to Overcome Them

Sandy City performed an “Analysis of Impediments to Fair Housing Choice” in January of 1997 and updated in 2003. In 2005 and 2010 Salt Lake County updated the study for all consortium members. The report reviews and updates the data and analysis contained in the previous Impediments study. The purpose of the assessment was to gather in-depth and up-to-date information concerning the pressing fair housing issues in Sandy City and the entire Salt Lake County. This includes analysis of progress being made to remove barriers to the development of housing choices for low-income households and those with special needs. Previously Sandy City and Salt Lake County prepared a separate AI. The following is a summary of the new report (Sandy City section) that updates the previous Sandy City and Salt Lake County Analysis of Impediments Action Plan and combines the two AIs.

Profile of Sandy City

Profile	Number
Square Mile	22.81
Population (US Census Bureau)2008	96,660
Housing Units 2009	29,313
Percent Owner Occupied, 2000	82%
Percent Renter Occupied, 2000	15%
Low to moderate income households with gross rent 30% or more of household income (2000)	1,185
Low to moderate income households with monthly owner cost 30% or more of household income (2000)	2,573
Percent of total households that were low to moderate income households with housing cost burdens in excess of 30% of income (2000)	15%

The Analysis to Impediments identified some challenges to providing affordable housing within the City. These include the high cost of land, building costs, diversification of uses, and assisting affordable housing projects through the development process. Sandy City is currently in the process of rewriting and updating the Housing Element of its General Plan (the last major update is over 20 years old). During this process, the issues brought out in the Analysis to Impediments will be addressed and Sandy City will work to overcoming significant barriers as they affect affordable and fair housing.

Action Plan to Address Analysis of Impediments

The following is the action plan submitted to the County and subsequently to HUD:

1. **Housing Element of the General Plan.** Sandy City is currently in the process of updating the housing element of their General Plan. When it was originally adopted in 1983, the plan was innovative and forward thinking, addressing topics such as Planned Unit Development (PUD), mobile home parks, and neighborhood maintenance and identities. Since that time, the plan has been left mainly in tact with only minor changes while the City has undergone intense growth and dramatic shifts in demographics. Issues that will be addressed in this plan are:
 - a. Providing a wide range of housing options in the City
 - b. Maintaining the aging housing stock to help in providing quality and affordable homes
 - c. Considering higher densities as demand continues to grow through mixed-use developments, transit oriented developments (TOD), transfer of development rights (TDR), walkable neighborhoods, and other proven methods
 - d. Working with landlords to provide well maintained rental housing
 - e. Providing opportunities for improving energy efficiency and affordability of existing and new housing stock.
 - f. Meeting lifecycle needs of the community (“Aging in place”).
2. **Densification.** As noted in this document, one of the major roadblocks in Sandy is the cost and value of land. Sandy is a highly desired location for residential, business, and commercial uses and properties tend to demand a premium on the market when compared to the surrounding communities. In recent years, there has been a paradigm shift in the way the City approaches higher densities. The leaders of the City recognize that in order to continue to provide opportunities for growth that an increase in densities is required. This is demonstrated in the developments currently under consideration in the downtown area (near City Hall) and around the 10000 South Trax station.
3. **Maintenance of Existing Housing Stock.** A major amount of new growth occurred in Sandy in the late 1970s and 1980s. This means that a large portion of the City’s housing is between 30-40 years old. These units have become more affordable as they age, but have also become more expensive to maintain. The City needs to develop policies and procedures to help residents in maintaining these homes and conducting repairs and upgrades necessary to make them viable for years to come. As part of the Housing Element update (above), the City will also be looking at providing programs geared toward providing neighborhood services, whether it is financial assistance, mediation between neighbors and landlords, or general informational guidance and direction.

4. **Educational Outreach.** There are a number of areas in which the City can act as a source of instruction and education for the community as a whole in regards to fair and affordable housing. It is expected that there will be opposition to increasing densities, proposing new developments, and generally changing the character of the City to meet the needs of the changing demographics. This is typically present in most suburban communities. However, Sandy is no longer a simple suburban community and has been forming a separate identity of its own on both the state and national level. The City needs to reach out to including homeowners, landlords, business owners, realtors, and all other affected parties and provide opportunities for education and input on the future of the City. This will not only help change the NIMBY attitudes, but will also provide a forum in which the community as a whole can determine its future and ensure quality development and preservation of existing character.
5. **Affordable Housing Options.** It is recognized that while Sandy has traditionally been seen as a traditional “family” community with mostly single-family housing, that it is important to offer a variety of housing options that are affordable to people of all ages and walks of life. The City has been working towards this in its approvals of a number of multi-family and mixed-use developments. The City will continue to consider higher densities in appropriate areas and encourage developments to include affordable housing components through existing and future programs. The use of state and federal programs and the development of an assistance program offered by the City are a few options available. Sandy does not desire to form its own Housing Authority at this time and will continue the partnership with the Salt Lake County Housing Authority to help provide housing to those in need.

Brief description of Sandy City

Sandy City, which was incorporated in 1893, is located in the south/eastern section of Salt Lake County. Sandy City is the third largest city in salt Lake County. In 2000, the median household income was \$66,458 with the median house value being \$183,500. Sandy City has very few large areas of vacant residential land. As of 2005, there were approximately 500 acres of vacant residential property in the City. Consequently, the City has experienced only moderate levels of construction since 2000, unlike the high levels of constructions seen in the 1900's. According to the 2000 census information 4,590 persons are foreign born. That is about 5.2% of the population.

Indicators of housing for low to moderate income households.

Between 2001 and 2009 there were approximately 2,096 new housing units authorized to be built in Sandy. Of those, only 51% were single-family units (far less than the 82% in 2000). 653 condominium units were authorized and 334 apartments, continuing to add to the diversity of housing options offered to Sandy City residents.. Approximately 16% of Sandy's total residential construction during that period was for affordable rental product. Sandy City has 3 low income/housing tax credit projects: Copper Gate Apartments (192 units); Liberty Heights (104 units); and Silver Pines Apartments (144 senior housing units).

There are concentrations of low to moderate income housing in Sandy City. The principle location is in the Historic Sandy District. The area is bound by State Street to the west, 700 East to the east, 8400 South to the north and 9000 South to the south.

Conclusions

A summary of current zoning ordinances and policies and their impact on low to moderate-income housing

Does current zoning exclude, encourage or have a neutral effect on low to moderate-income housing?

A variety of residential zones exist in Sandy. Minimum lot sizes for single-family detached homes range from 4,500 (TND Overlay Zone) square feet to an acre. Much of Sandy City's residential land is zoned to permits lots of 8,000 square feet to 10,000 square feet. Sandy City allows higher density housing through the TND Overlay Zone, Planned Unit Development (PUD), Residential Multifamily Zone (RM), Mixed Use Zone (MU) and the Mobile Home Zone (MH). The density associated with the multifamily zones is based on the plan and design of the project (Density by Density).

Does current zoning allow for high-density development of available vacant ground?

Yes. The City has recently rezoned several large parcels, one was zoned for large one-acre lots and the others had commercial zones. These parcels were rezoned to the Mixed Use Zone, which does not have a density maximum. Sandy City has recently approved nearly 100 acres near light rail stations for mixed-use development as well as in other areas. This will provide a variety of housing choice for a variety of income levels. The PUD Zone also allows for high-density housing. Under the PUD Zone 280 affordable apartment units were recently completed near State Street.

Do building, hook-up and impact fees affect development of low to moderate-income housing?

The development fees Sandy City charges do impose higher cost to develop land. However, the fees are typical and do not impose any out of the ordinary cost. Hook-up and building fees typically total around \$7,334 per home.

Do building requirements (set-backs, front yard, side yard or amenities) for housing impede the development of low to moderate-income households?

Building requirements and dimensions are standard and do not impede low to moderate income housing in sandy City.

Is cluster dwelling (e.g. Planned Unit Development) encouraged versus single-family home sites?

Sandy City does have a PUD Ordinance. There is not a minimum acreage size requirement (5 acres or more is encouraged). The density is determined by the City Council. Sandy City also has a Mixed Use Ordinance that encourages clustering of dwellings. The density is determined by the design of the project.

Does definition of “family” prevent sharing of housing?

Housing can be shared by related household members. Four unrelated individuals may live in a single family dwelling unit.

Are group homes (nursing homes, facilities for disabled) permitted throughout the community?

Residential facilities for the elderly and disabled are allowed throughout residential zones as a permitted use.

Additional Actions Taken to Address impediments:

1. Because of the very wide range of origins for the types of discrimination complaints filed (i.e., apartment rental denial, single family home rental denial, comments made by existing tenants, etc), it is very difficult if not impossible to completely eliminate this type of discrimination. The City has coordinated via the Police Department several meetings with local landlords of multiple-unit housing to help them screen for felons and have provided training on the do's and don'ts of screening potential renters.
2. Most new multifamily housing has been constructed on the edge of established single family neighborhoods. This has generally been at the request of the developer, as it was felt by them that fewer individuals would oppose such a development in outlying areas of the City and most cases this is what property is still available for development. However, with the completion of the light rail system through Sandy City it has opened up new opportunities for areas of affordable housing. Sandy City has recently approved nearly 100 acres near the light rail stations for mixed use development as well as other areas that have been recently master planned for mixed use along the light rail corridor. These proposed mixed use developments are implementing important elements of our City's General Plan and sub-area plans for these areas. This will provide a variety

of housing choices for a variety of income levels. This will also provide a wide range of economic opportunities. The last phase of a 280 affordable apartment complex was recently completed and a 320-unit condominium project is currently being completed.

3. The City does not have any policies that discriminate against minority populations, and has no controls over wages earned by minorities throughout the County.
4. The City continues to support group homes within the community, and recently modified zoning restrictions to make establishment of such homes easier.

Affordable Housing Actions for Extremely Low, Low/Moderate Income Renters and Owners

Actions Taken and Accomplishments to Meet Worst Case Needs

Sandy City reviewed and approved a 280 unit affordable housing complex that is targeting the 30% to 60% AMI income groups. It is called the Copper Gate Apartments, and is located at approximately 8850 South State Street. The developer used primarily LIHTC funding with additional funding from the Olene Walker Fund. Sandy City has recently approved nearly 100 acres near the light rail stations for mixed use development as well as other areas that have been recently master planned for mixed use along the light rail corridor. These proposed mixed use developments are implementing important elements of our City's General Plan and sub-area plans for these areas. This will provide a variety of housing choices for a variety of income levels.

Actions and Accomplishments to Serve People with Disabilities

The Copper Gate Apartments will construct all ground floor units (80) to be handicapped accessible, and provide priority for rental of those units to people with disabilities.

Number of Section 215 Housing Opportunities Created

No Section 215 Housing Opportunities were created.

Continuum of Care Progress to Help Homeless People

Actions to Meet Supportive Housing Needs (include HIV/AIDS)

No new actions were taken this past year. The City has adopted a resolution supporting the development of supportive housing for special needs populations.

Actions to Plan and/or Implement Continuum of Care

The City participates on the Long Range Planning Committee for the Homeless, and has staffed several sub-committees of that group to create a long term plan. Implementation efforts include the funding of activities to operate the 4 Transitional Housing Units within the community, and to fund a part-time counselor at the Salt Lake City Homeless Shelter.

Actions to Prevent Homelessness

The City continues to support agencies that provide services to the nearly homeless population of our community. Projects such as the South County Food Pantry and the Utah Food Bank provide food for families. Financial Counseling services are offered to assist families and individuals who need instruction on how to create a budget, to improve interview skills for employment, and strategies to get out of long-term revolving debt.

Assistance is also provided through the Housing Counseling program to assist eligible families and individuals who are seeking a place to live. This program offers rental referrals to affordable housing units, and assistance in locating homes to purchase within the income range of the client.

Actions to Address Emergency Shelter Needs

The City participates with three programs that provide emergency shelter. They are:

Homeless Shelter (The Road Home), located at 210 S Rio Grande Street in Salt Lake City. This facility assists families and individuals locate temporary shelter needs on an emergency basis. Often they arrange for shelter at local hotels or apartment buildings.

South Valley Sanctuary, located in West Jordan. This facility assists victims of domestic violence, primarily women and dependent children with temporary emergency living quarters until a more permanent housing solution can be found.

YWCA Women's Shelter, located in Salt Lake City. This facility assists victims of domestic violence, primarily women and dependent children with temporary emergency living quarters until a more permanent housing solution can be found.

Actions to Develop Transitional Housing

The City is actively pursuing programs to purchase, and renovate single family homes and multiple unit dwellings for use as transitional housing for formerly homeless persons. Funding sources include HOME funds, EDA tax increment funds, and short-term loans from Fannie Mae under the Flex-Express program.

Actions and Accomplishments to:

Meet Underserved Needs

No activities were undertaken to meet underserved needs.

Foster and Maintain Affordable Housing

Sandy City is entering into partnerships with the Utah Housing Corporation (a non-profit entity funded directly by the Utah Legislature) to construct new housing units upon existing small lots owned by Sandy City. The homes will be made available to low and moderate income eligible clientele. The City is also working with Salt Lake County to continue the down payment assistance program and the housing rehab program using HOME consortium funds. The City is willing to enter into other similar partnerships.

Eliminate Barriers to Affordable Housing

The City has rewritten the Land Development Code (zoning ordinance) to provide for additional opportunities for affordable housing, including but not limited to: exemptions to standard PUD development standards for developments constructed to be affordable, creation of a mixed use zone, permit the conversion of a single family dwelling to have a second unit, and other similar modifications.

Fill Gaps in Local Institutional Structure

No activities were undertaken to fill gaps within the local institutional structure.

Facilitate PHA Participation/Role

Sandy City recently terminated our participation with the Housing Authority of the County of Salt Lake (HASCL) for our housing rehabilitation program. Salt Lake County had terminated their relationship with HASCL previously, and Sandy City was dropped shortly thereafter. However, Sandy City still actively participates with HASCL to provide transitional housing units. The City is also working with Salt Lake County to continue the down payment assistance program and to use some of the HOME consortium funds to do housing rehab in Sandy City.

Reduce Lead-based Paint Hazards

Sandy City requires all rehabilitation work to first evaluate the home for lead-based paint hazards by a certified inspector. If lead-based paint is discovered, the contractor is required to comply with the lead-based paint removal guidelines, and to have the home re-inspected prior to re-occupancy by the family.

Reduce Poverty

Sandy City has not taken any direct actions to specifically reduce poverty. However, through other indirect actions, development initiatives, recruitment of new companies and other similar actions has resulted in an overall drop in the City's Poverty Level. According to the 1990 Census, the poverty rate for Sandy City was 4.4%. The 2000 Census reported that our poverty rate had been cut to 3.9%. The 2006-2010 estimate is now at 6.7%, a probable reflection of the current economic situation.

Ensure Compliance with Program and Planning Requirements

In FY 2011, all sub-recipients (public services) were monitored to verify compliance with HUD regulations and relevant Federal statutes as applicable to the delivery of the program. The sub-recipients were also monitored to review and verify consistency with the terms and goals of the 5-Year Consolidated Plan and strategy. Monitoring included on-site visits to each sub-recipient and technical assistance was offered as needed. Through the monitoring visits no findings were documented.

Monitoring was also conducted by HUD on both the overall program operations and Davis Bacon compliance in FY 2011. All findings and concerns were addressed by modifications in the procedures of the CDBG program.

Leveraging of Public and Private Funds

In FY 2005-06 additional resources were leveraged for Historic Sandy Infrastructure Improvement Projects. The City received an EDI grant for \$999,990.

Summary of Citizen Comments

No comments were received.

Analysis of Successes and Failures and Actions taken to Improve Programs

The Citizen's CDBG committee has been meeting to evaluate and better understand each of the programs funded and those that requested but did not receive funding. A scoring system for applications was put in place as a guide, not a requirement, for funding to better allocate the limited resources available to the City. The committee is currently working to amend the 2010-2015 Consolidated Plan to better reflect the City's goals and priorities and bring the goals more into line with realistic projections for the funding available.

PART IV: Community Development Block Grant (CDBG)

Relationship of Expenditures to Priority Needs

Projects that were funded during this Fiscal Year were previously identified as priority needs in the City's 5-year Consolidated Plan. The City did not fund an activity that did not fulfill one of the stated goals of that Plan. They are now funded based on objectives that have been created to help accomplish the stated goals and outcomes.

Low/Moderate Income Benefit

For FY 10-111, Sandy City assisted over 13,000 individuals. Nearly 100% of the individuals served were at or below the 80% of median area income threshold for Salt Lake County or were exempt from this requirement.

Amendments and Other Changes to Programs

There were no changes to the Plan during the program year.

National Objective Failures

None. All activities met National Objective requirements and did not violate the stated provisions.

Actions Taken to Avoid Displacement

There were no activities undertaken this year that would create a need to displace an individual or family from their living quarters.

Compliance with URA (Uniform Relocation Act)

Does not apply. No individuals or families were required to relocate as a result of a CDBG program.

If Jobs were Filled with over income people:

Does not apply. No jobs were filled with over income people.

For Limited Clientele Activities

The nature of each funded project targeted groups that allow assumption of more than 51% low/mod income. Generally, all activities required proof of income prior to service delivery with the exception of the following presumed groups:

- Seniors

- Disabled
- Homeless

All other limited clientele activities are required by contract to only serve LMI clientele, keeping our service deliver at 100% on a project-by-project basis.

Rehabilitation accomplishments and costs

One housing rehabilitation project was undertaken with CDBG funds, and only a small portion of the overall cost were covered by Sandy City funding. The project was overseen by Salt Lake County. Other rehabilitation work performed was accomplished with HOME dollars. Salt Lake County provides a detailed accounting of the activities undertaken with HOME dollars in their CAPER report.

Neighborhood Revitalization Strategy Area, if any:

There are no identified Neighborhood Revitalization Strategy Areas located within Sandy City.

CDBG Financial Summary Attachments

- Reconciliation of cash balances
- Program Income, adjustments, and receivables

PART V: HOME

Sandy City is not a direct entitlement community for the purposes of receiving HOME Funds. We are a member of the Salt Lake County HOME Consortium, which has member cities of West Valley, West Jordan, Taylorsville, Sandy City, and Salt Lake County. The information below has been prepared and published within the CAPER for Salt Lake County. If Sandy City were to be a direct entitlement community in the future, we would have addressed the following issues within this CAPER:

1. Distribution of HOME funds among identified needs
2. HOME Match Report (HUD 4107A)
3. Contracting opportunities for MIWBEs
4. Summary of results of onsite inspections of HOME rental units
5. Assessment of effectiveness of affirmative marketing plans
6. Information about the use of program income

PART VI: EMERGENCY SHELTER GRANTS (ESG)

Sandy City is not a direct entitlement community for the purposes of receiving ESG Funds. Salt Lake County is the participating jurisdiction in the immediate area that receives and administers ESG funds, and details the required responses within their CAPER. It is not anticipated that Sandy City will ever be eligible to receive ESG grant monies.

PART VII: HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Sandy City is not a direct entitlement community for the purposes of receiving HOPWA Funds. Salt Lake City is the participating jurisdiction in the immediate area that receives and administers HOPWA funds, and details the required responses within their CAPER. It is not anticipated that Sandy City will ever be eligible to receive HOPWA grant monies.

PART VIII: DEVELOPMENT OF A PERFORMANCE

The U.S. Department of Housing and Urban Development Department released a new directive on September 3, 2003 requiring all CDBG Formula Grantees to address their efforts on improving Performance Measurement. The Notice (CPD-03-09) requires Formula Grantees to specifically specify in the CAPER the status of the local government's efforts to develop a Performance Measurement System.

Program Evaluation:

In response to this notice, Sandy City has developed a CDBG Program Model to track sub-recipient's performance and accomplishment of goals. Evidence of its use is demonstrated in this CAPER report and in the new 5-year 2010-2015 Consolidated Plan, which HUD responded was an excellent model.

The program model provides the following information:

1. Vision
2. Objective/Outcome
3. Problem-Needs
4. Performance Indicator
5. Current Service or Activity
6. Strategy
7. Objectives
8. Outcomes

Sandy City will coordinate with the other members of the Salt Lake County Consortium to ensure that consistent information is provided to area sub-recipients. Salt Lake County has recently provided training to area sub-recipients on how to apply the logic model in their programs and how to report the data to area entitlement communities.

Sandy City Has also created quarterly reports in order the get the information required for reporting on the IDIS system.

APPENDIX:

1. Summary of 2012-2013 CDBG Budget
2. Public Notice published in Salt Lake Tribune. Notice lists hearing date and availability of CAPER for public review.
3. Financial Summary Grantee Performance Report
4. Activity Summary Report

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APPENDIX 1: Summary of 2012-2013 Budget

FY 2012-2013 CDBG Recommended Budget

Funding Sources	Grand Total	Recommended Funding	Recommended Grand Total
2012-2013 CDBG Entitlement	\$358,346.00		
Unprogramed Funds (completed or terminated) projects	\$24,850.50		
Total Available Funds	\$383,196.50		
Administration			
Planning & Capacity Building		\$13,669.00	
Administration		\$50,000.00	
Subtotal			\$63,669.00
Housing Rehabilitation/Economic Development			
ASSIST		\$42,038.50	
Transitional Housing Maintenance		\$3,000.00	
Subtotal			\$45,038.50
Infrastructure Improvements			
Infrastructure Improvement Fund for Historic Sandy Area		\$0.00	
Subtotal			\$0.00
Other Activities			
Section 108 Loan Payment		\$220,739.00	
Subtotal			\$220,739.00
Public Service Activities (15% CAP of Grant Amount)			
Big Brothers Big Sisters		\$1,000.00	
Crisis Nursery (Family Support Center)		\$4,000.00	
Emergency Winter Housing (Road Home)		\$3,000.00	
Homeless Shelter Operations (Road Home)		\$6,500.00	
Housing Outreach Rental Program (SLCAP)		\$2,000.00	
Legal Aide		\$10,150.00	
Medical/Dental Services for Uninsured - Community Health		\$1,600.00	
South County Emergency Food Pantry (SLCAP)		\$3,000.00	
South Valley Sanctuary		\$10,000.00	
Transitional Housing (Road Home)		\$5,000.00	
VISIONS (Sandy Counseling)		\$3,500.00	
YWCA		\$4,000.00	
Subtotal			\$53,750.00
GRAND TOTAL			\$383,196.50



APPENDIX 2: Public Notice published in Salt Lake Tribune.

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APPENDIX 3: Financial Summary Grantee Performance Report

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APPENDIX 4: Activity Summary Report

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SANDY CITY, UTAH

FY 2012-2013



**Caper / Grantee
Performance
Report**

**Prepared by:
Jared Gerber
Program Administrator
Community Development Block Grant
Sandy City Community Development Department
Sandy City, Utah
August 20, 2013**

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Subtotal			\$53,750.00
 GRAND TOTAL			\$383,196.50



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DRAFT

EXECUTIVE SUMMARY

Summary of Public Comment

Sandy City held a public hearing period from August 20, 2013 through September 20, 2013 to solicit public comment on the Consolidated Action Plan Evaluation Report (CAPER). This report reviews the accomplishments and status of activities under the Community Development Block Grant Program during the last program year. **No public comment was received.**

U.S. Department of Housing and Urban Development

CPD Consolidated Plan

Funding Sources

Entitlement Grant.....	\$358,346.00
Unprogrammed Funds (reallocated)	\$24,850.50
Unprogrammed Prior Year's Income not previously reported	\$0
Surplus Funds.....	\$0
Return of Grant Funds	\$0
Total Estimated Program Income	\$0
Section 108 (Funds allocated for Senior Center Payment)	(\$220,739.00)
TOTAL FUNDING SOURCES	\$162,457.50

Homeless and Other Special Needs Activities

Several of Sandy City's projects assisted the homeless and at-risk housing groups. Examples are:

The Transitional Housing Program provided temporary housing for eligible persons and families looking to get into more permanent housing. This program was funded through The Road Home (formerly known as Traveler's Aid Society).

The Housing Rehabilitation Program provided low/moderate income households the opportunity to protect and preserve their homes. Such programming assists in keeping our older, and therefore more affordable, homes within the housing stock of Sandy City.

Housing Needs

Several of Sandy City's projects assisted the housing needs of Sandy residents. Examples are:

Assist helped 24 households with home repairs. Such projects typically included fixing a leaky faucet, toilet repair, screen door replacement, changing of difficult to reach light bulbs, swamp cooler repair, etc. These service resources have been made accessible to many frail elderly/disabled persons that have helped them have decent housing and live more independently with an improved quality of life.

Other Actions

Sandy City continually updates its comprehensive planning program that includes an analysis of land-use planning issues and also economic development, business development, citizen needs and perceptions, and anticipated City services in the future.

Sandy City recognizes that many of the barriers to affordable housing that exist in the City are as a result of land speculation and pricing. With the assistance of comprehensive planning efforts, Sandy intends to mitigate these barriers where possible. An update to the City's housing plan was recently completed and has been adopted addressing a number of obstacles and goals for overcoming them.

Sandy City has continued to solicit on an annual basis, City needs and prioritization. On a bi-annual basis the City conducts a City-wide perceptions survey to gather and evaluate the effectiveness of City programs and services.

As part of the overall plan, the City continues to coordinate with Salt Lake County, Salt Lake County Consortium, non-profits, and other public organizations to provide needed services for the City, especially for those individuals and families that are low income or those considered as at-risk populations.

Individuals served with Community Development Block Grant Funds in FY 2012-13

Together, Sandy City and its CDBG sub-recipients assisted nearly 4,000 individuals (not including services offered by the Senior Center funded by the section 108 loan – approximately 10,000 seniors utilize the facility annually). The majority of individuals included in this count were at or below the 80% of median area income threshold for Salt Lake County.

Monitoring

The Community Development Block Grant Coordinator regularly monitors not only sub-recipients in terms of compliance, but also in terms of consistency with the Consolidated Plan and Strategy. This is accomplished through annual/bi-annual monitoring visits and monthly updates for Community Development Block Grant Committee review.

In addition, the Sandy City CDBG program was monitored in FY 2011 by HUD on both its overall compliance and its compliance with Federal rules and regulations regarding Davis Bacon projects. Any findings or concerns were addressed through procedural changes within the CDBG program.

Evaluation of Past Performance

The City met the majority of its goals for FY 2012-2013. However, a few of the programs funded failed to meet the projected number of people served. This is mainly due to the increased costs associated with the services and the reduced amount of funding available, as well as an increased demand for services. Much of Sandy City's affordable housing stock is aging and repairs and maintenance tend to be more complicated and expensive. Sandy's available CDBG funding has also continued to fall regularly (with a couple of exceptional years) as the overall funding for CDBG decreases at the federal level on an annual basis.

Additionally, some of the goals were influenced by recipient reporting from prior years. Reporting for regional activities (such as the homeless shelter) has been refined in the last couple of years to improve the accuracy and ensure that recipients are/were actual residents within city limits at the time of service. As a result some of the following outcomes will appear to have served less people with the same amount of funding when compared to past years. In actuality, the reporting is now much more precise and better reflects the amount of service being received by city residents.

Over the past year, the CDBG Citizen's committee has been working to revise the 2010-2015 5 Year Consolidated Plan to better reflect the priorities of the City when working with CDBG funds. This update takes into consideration the revised reporting, the decrease in available funding, and the costs of services. The intention is not to completely revise the plan, but to bring the goals and policies to a more manageable and realistic relationship to what the City is able to accomplish. It is anticipated that this update will be submitted to HUD with the Annual Action Plan for FY 2014-2015.

PART 1: BACKGROUND

Each year Sandy City prepares an Annual Plan for submission to the U. S. Department of Housing and Urban Development (HUD). The framework for the Annual Plan finds its roots in the *HUD Consolidated Plan 2010-2015*. This is a five year planning document, which was updated in 2010 for the new five-year cycle. The *Consolidated Planning* document replaced another HUD required planning document entitled the *Comprehensive Housing Affordability Strategy (CHAS)*. The City Council, after a public hearing, approves the submission of the HUD Annual Plan. The HUD Annual Plan for FY 2012-2013 was approved by the Sandy City Council on April 24, 2012.

Dynamic changes have occurred at HUD over the last several years. There is heightened emphasis on local decision-making, and a concerted effort has been made to make information about HUD programs more accessible and understandable. With the advent of the Internet, HUD developed a website that provides significant amounts of information regarding all aspects of HUD programs. Grantees like Sandy City use an integrated computer system called IDIS (Integrated Disbursement and Information System) to describe program efforts, expenditures, and actually draw down funds from the U.S. Treasury. Sandy City began using IDIS on July 1, 1997.

Grantees are encouraged to place program information on their local website if one exists. This Consolidated Annual Performance and Evaluation Report (CAPER) and the HUD Annual Plan for FY 2012-2013 can be found at <http://www.sandy.utah.gov>. HUD's website can be accessed at <http://www.hud.gov>.

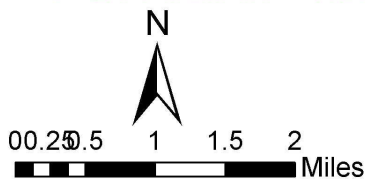
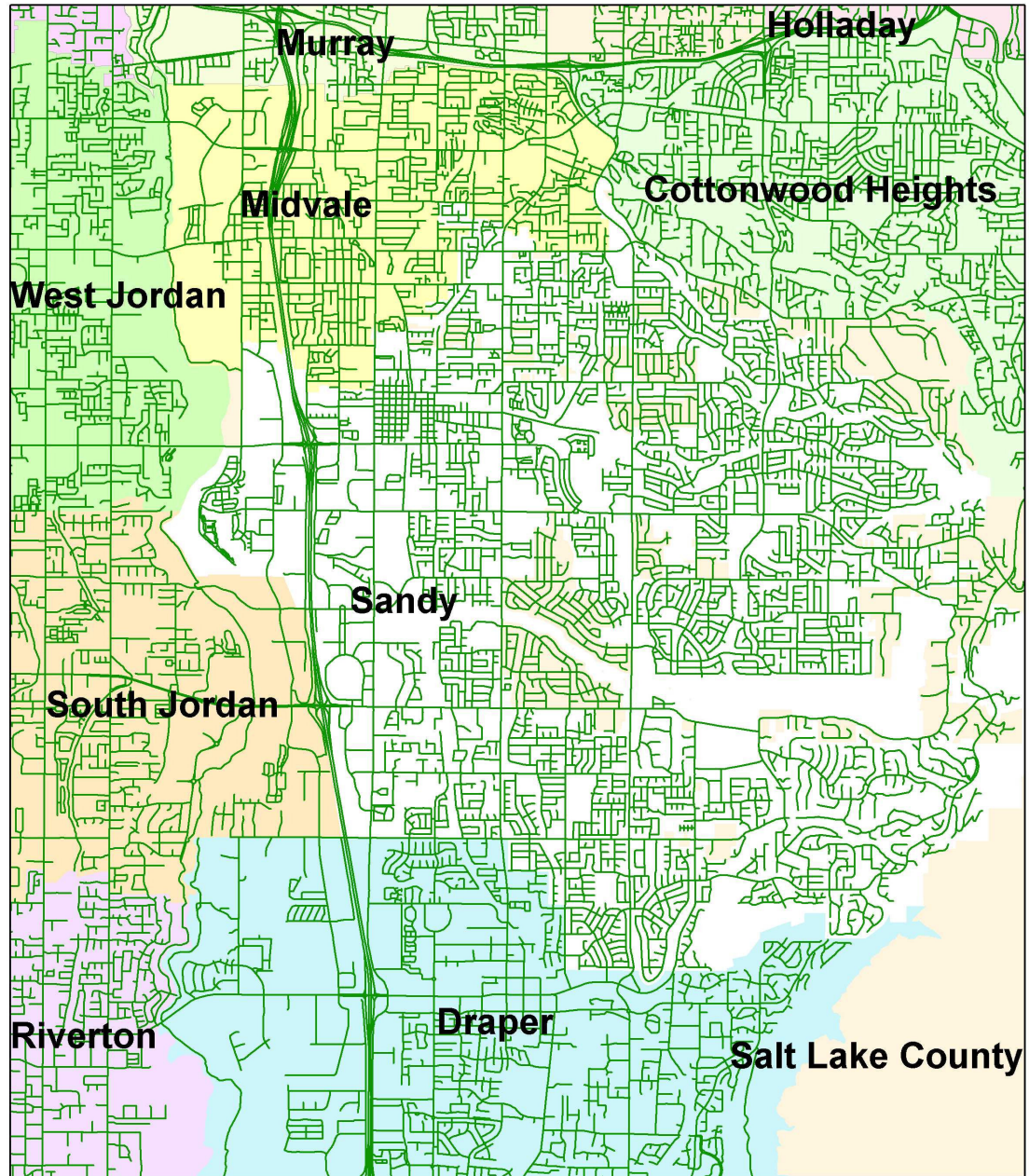
This CAPER describes objectives, activities, accomplishments, and outcomes that were listed in the HUD Annual Plan for Fiscal Year 2012-2013, and also catalogs additional activities funded through non-Federal sources.

A variety of funding sources with differing guidelines are utilized to achieve the community development goals outlined by Sandy City. The guidelines for each source of funds dictates how monies can be spent. The following are the major resources:

- Community Development Block Grant (CDBG) (Federal)
- HOME Investment Partnership Program (Federal)
- HOME and CDBG program income from loans previously made.
- Sandy City General Fund (local government)

The broad goal through all funding sources is to make Sandy City a more livable community. Significant resources are utilized to assist people to enjoy decent, safe, and affordable housing. Other efforts target community safety, recreation, public facilities, economic development, and neighborhood revitalization.

MAP: Sandy City Vicinity Map



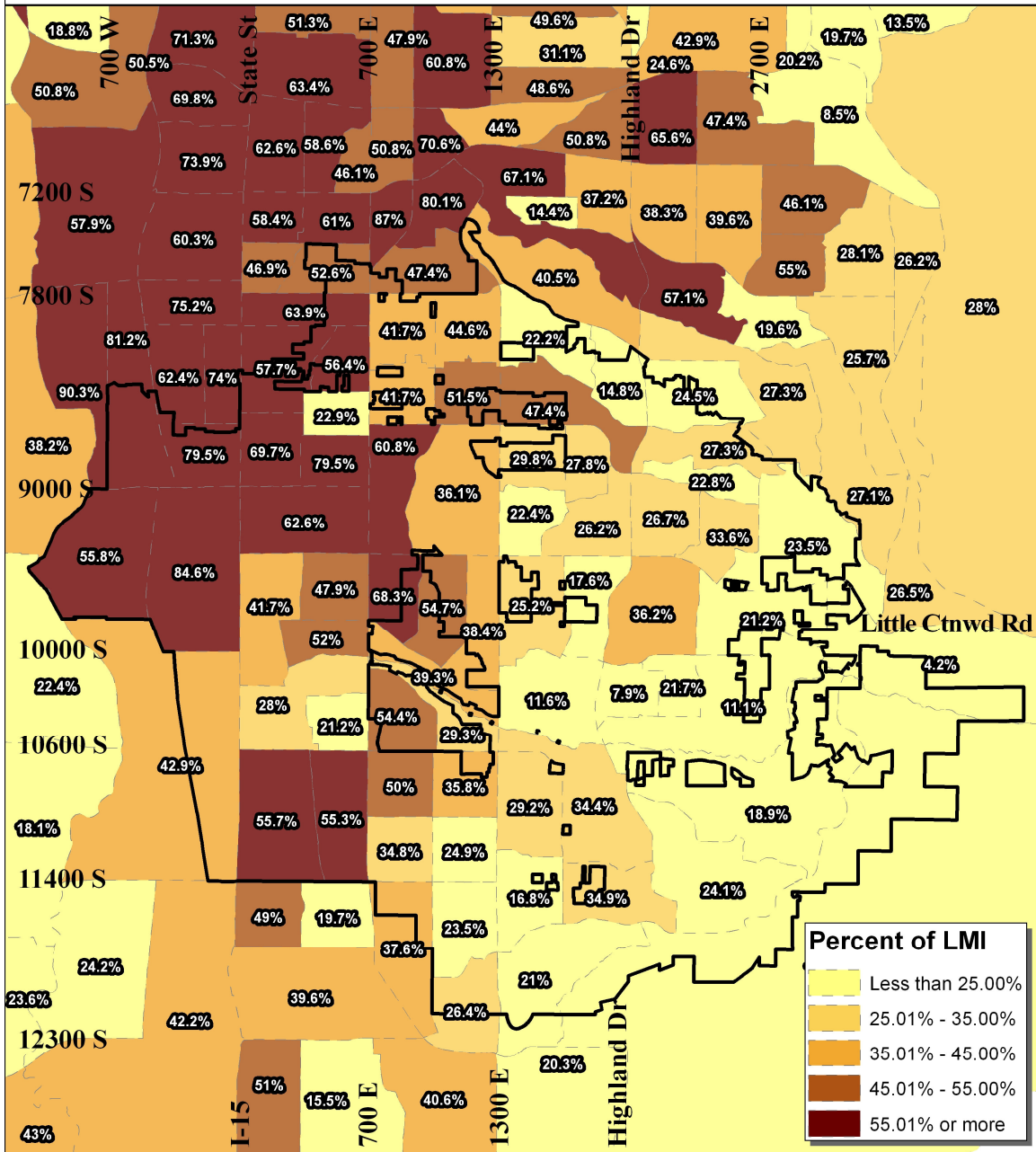
SANDY VICINITY MAP

PRODUCED BY:
The Community Development Department
Jared Gerber, CDBG Administrator
September 2009



MAP: Low and Moderate Income Areas

Low and Moderate Income Percentages by Census Block Group



Income data is from the 2010 American Community Survey 5 year data. The low and moderate income threshold in 2010 was \$56,000.



Produced by Sandy City GIS

April 2, 2012

0 0.5 1 Miles



PART II: SUMMARY OF RESOURCES

New Resources Made Available to the Community

The HUD Annual Plan for FY 12-13 presented information as follows:

Resources:

CDBG Grant FY 11-12.....	\$358,346.00
<u>CDBG Program Income.....</u>	<u>\$0.00</u>
Total CDBG.....	\$358,346.00

PART III: GENERAL REQUIREMENTS

Assessment of Progress Toward One and Five year Goals and Objectives

The Sandy City 2010 Consolidated Plan identified four focus areas and 13 objectives to accomplish the goals of the focus areas for CDBG activities in the City. For each focus area, the City has identified objectives, policies, programs, and outcomes that it will pursue in response to the needs expressed in the Community Profile presented in the Consolidated Plan. The following is a summary of the programs and activities that Sandy City pursued for each of the priority areas during FY12-13. The summary of the programs and activities will be presented using the Sandy City CDBG Program Model format that was established in the 2010-2015 Consolidated Plan. This model was developed as a performance measurement system for the City to track the performance of the CDBG Program. Additional information about the performance system will be included in the narrative section on Program Evaluation in the CAPER report.

Activities undertaken in FY 12-13

Vision: Homeless Housing and Service Vision: Continue to maintain, develop and implement a single, coordinated inclusive homeless assistance system. Support homeless persons in their movement from homelessness to economic stability and affordable housing within a supportive community. Strive to be inclusive of all Sandy City's homeless, including the special service and housing needs of homeless sub-populations.

Outcome/Objective: Accessibility for the purpose of creating a suitable living environment for homeless populations

Focus Area: Homeless: Specific Objective 1: Support operations and essential services of current shelters and transitional housing providers at locations convergent and accessible to the homeless population.

Program:	The Road Home	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Homeless Shelter Operations	111	Homeless	1 (org)	1 (org)	100%
	Emergency Winter Housing	106	Homeless	1 (org)	1 (org)	100%
	Transitional Housing Units	10	Homeless Households	4 (units)	4(units)	100%
Funds Budgeted:	\$12,500					
Funds Expended:	\$12,500					

Project Narratives:

Salt Lake Community Shelter

FY 2012 budgeted \$6,500 to the Road Home (formerly known as “Travelers Aide Society of Salt Lake”) to provide for homeless shelter operations and counseling services. The Road Home operates two shelter locations, one at 210 South Rio Grande Street in Salt Lake, and the other is an emergency winter shelter located in Midvale City. During FY 2012 (not including the winter shelter - see below), a total of 111 individuals were assisted with shelter stays. Actual funds spent on this project totaled \$6,500.

Outcome: This project provided accessibility to the shelter for 111 homeless individuals in their movement from homelessness to a suitable living environment and a quest to find affordable permanent housing. Sandy City projected in FY 2012 that it would fund one organization, which has been the Road Home to service the need of Sandy City’s homeless, including the special services and housing needs of homeless sub-populations. Progress has been made in meeting the five-year target by supporting an organization to service these needs from 2010-2015.

Salt Lake Emergency Winter Shelter

FY 2012 budgeted \$3,000 to The Road Home of Salt Lake to provide for an emergency winter homeless shelter operations. The Road Home operates two shelter locations, one at 210 South Rio Grande Street in Salt Lake, and the other is an emergency winter shelter located in Midvale City. During FY 2012, a total of 106 individuals were provided with emergency winter shelter stays. Actual funds spent on this project totaled \$3,000.

Outcome: This project provided accessibility for 106 homeless individuals in need of shelter in the cold winter months. This project helped improve the living environment and the health and safety conditions for these individuals as they looked for permanent housing solutions.

Transitional Housing for Homeless Persons

FY 2012 budgeted \$3,000 for The Road Home of Salt Lake to operate transitional housing units for homeless persons. Funding was utilized to maintain and operate a duplex, located at 8821 South 360 East, a single family home at 8831 South 220 East, and a 3-bedroom condo unit at 691 East 8800 South, all located within the historic square mile of Sandy City. The units are used as a temporary living facility for homeless individuals and families who are in transition between the homeless shelter and a permanent residence (such as an apartment, own home, etc). During FY 2012, a total of 10 households were provided a transitional unit. Actual funds spent on this project totaled \$3,000.



Transitional Housing Unit at 8831 South 220 East.

Outcome: The units are used as a temporary living facility for homeless individuals and families who are in transition between the homeless shelter and a permanent residence. The project assisted homeless persons in their movement from homelessness to a suitable living environment and affordable permanent housing within a supportive community, also helping improve self-sufficiency and general quality of life. This project provided housing for 10 households.

Vision: Special Populations: The City will collaborate with a wide variety of public and private organizations in planning and providing housing and service resources to persons with special needs in order that they may live independently.

Outcome/Objective: Accessibility for the purpose of creating decent housing for special populations

Focus Area: Special Populations: Specific Objective 6: Provide home repair and accessibility upgrade services to persons with disabilities.

Program:	Assist	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Handicapped Accessibility	24 (hhs)	35 (hhs)	35 (hhs)	175 (hhs)	13.71%
Funds Budgeted:	\$42,038.50					
Funds Expended:	\$37,744.05 (w/previous years funding)					

Project Narrative:

ASSIST

FY 2012 budgeted \$42,038.50 to ASSIST to provide home repair and modification. This program provides grants and low interest loans to low and moderate-income individuals desiring to improve the appearance of the home, to make the home handicapped accessible, or to upgrade the heating/cooling plants for the home.

Outcome: The project provided 24 households with assistance during FY 2012. The project fell short of its 2012 goal of 35 households due mainly to a reduction in funding and to the increased price of repairs as Sandy's housing stock continues to age. The price per average household being served went up and some repairs were more complex, making it more difficult to serve as many households. This service has greatly helped with the accessibility of decent affordable housing to these individuals to help them live independently with an improved quality of life.



Before Assist does a plumbing remodel in Sandy.



After Assist completes the project.

Vision: Housing: The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.

Outcome/Objective: Sustainability for the purpose of providing decent housing

Program:	Salt Lake Community Action Program	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Comprehensive Housing Asst/Financial Counseling	40	50 (people)	50 (people)	250 (people)	16%
Funds Budgeted:	\$2,000					
Funds Expended:	\$4,000 (with previous funding)					

Program Narrative:

Salt Lake Community Action Program

The Salt Lake Community Action Program operates the Comprehensive Housing Assistance/Financial Counseling Program to assist very low and low-income persons to locate affordable housing units. As part of the placement program, participants are required to receive financial counseling and training, which provides a means by which they learn how to properly budget their finances. The financial training has proven to improve the likelihood of clients maintaining their housing and paying their rent on time. During FY2012, this program assisted 40 persons.

Outcome: The project became accessible to 40 people who obtained assistance during FY 2012. This fell slightly short of the 2012 goal due to the program utilizing funding made available under the federal stimulus program rather than the CDBG funding. This

will likely be caught up in subsequent years (and has increased significantly from the previous year). The financial training has proven to improve the likelihood of clients maintaining their housing and paying their rent on time. This service has greatly helped these individuals live independently with an improved quality of life.

Vision: Community Needs: The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.

Outcome/Objective: Accessibility for the purpose of creating suitable living environments

Focus Area: Other Community Needs: Specific Objective 2: Provide social services and constructive activities for at-risk children and youth

Program:	Family Support Center	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Crisis Nursery	21	50 (people)	50(people)	250(people)	8.4%
Funds Budgeted:	\$4,000					
Funds Expended:	\$4,390 (with previous funding)					

Program Narrative:

Family Support Center

The Family Support Center operates a Crisis Nursery to be used by low and moderate-income families who are in need of day care assistance on a temporary basis. Children are accepted if the regular day care facility used by the family is temporarily unavailable, the parents have an urgent day care need and cannot locate other child care services on a one-time basis, or the children need a place to stay while the parents resolve interpersonal relationship issues. During FY2012, the Crisis Nursery provided child care services for 21 youth.

Outcome: The project provided child care services for 21 youth in the FY 2012. This fell short of the projected 1-year goal in providing service to one organization for at-risk children, however CDBG funding only covers a small portion of the overall costs of service. This goal will likely be resolved to better reflect this in the next Consolidated Plan. This project has provided many at risk children with a safe learning environment making it possible for their parents to obtain work, education etc. to provide them with a higher quality of life and a suitable living environment.

Program:	Community Health Center	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Medical/Dental for Uninsured	1(org)	Organization	1(org)	1(org)	100%
Funds Budgeted:	\$1,600					
Funds Expended:	\$1,600					

Program Narrative:

Community Health Center

The Community Health Center offers prenatal care to low and moderate-income women, primarily minorities, who do not have insurance. The program ensures that healthy babies are born, and mothers are taught basic health and care principles for the care of a newborn child.

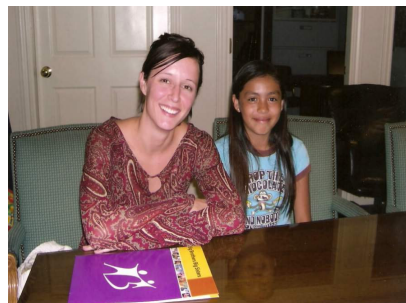
Outcome: The program provided access to 366 people in FY 2012. Sandy reached its projected 1-year goal in providing service to one organization for at-risk children. This program has helped 366 low and moderate-income women to be taught basic health and care principles for the care of a newborn child that will create a more suitable living environment.

Program:	Big Brothers Big Sisters of Utah	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Provide mentors for at risk children	24 youth	4 youth	4 youth	16 youth	100%
Funds Budgeted:	\$1,000					
Funds Expended:	\$1,167 (with previous funding)					

Project Narrative:

Big Brothers Big Sisters of Utah

Big Brothers Big Sister of Utah provides children in need with caring professionally supported mentors. The program offers quality relationships to children who might otherwise be at risk of becoming involved in questionable and socially unacceptable behaviors.



Participants of the Big Brothers Big Sisters Program

Outcome: FY 2012 budgeted \$1,000 for the Big Brother Big Sisters of Utah. The overall 5-year target is to provide 16 youths with mentors (helping to fulfill the objective goal of helping 1000 youth). In FY 2012, 24 new children (program wide) were provided with mentors (while others were not all covered by the CDBG funding and many continued to receive services). Approximate cost for a mentor is \$1,000 per year.

Outcome/Objective: Accessibility for the purpose of creating a suitable living environment

Focus Area: Other Community Needs: Specific Objective 6: Provide planning and administration for the CDBG program.

Program:	Administration	Number of Employees	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Planning & Administration	1	Employees	1	1	100%
Funds Budgeted:	\$50,000					
Funds Expended:	\$49,203.96					

Project Narrative:

Community Development Program Administration

FY 2012 budgeted \$50,000 for the Community Development Program Administration. The funding provides one full-time staff member. Administration budget also covers staff training, public meetings, hearing notices (required HUD training, etc), overhead costs (space rental, utilities, etc), and office supplies.

Program:	Administration	Number of Employees	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Planning & Capacity	1	Employees	1	1	100%
Funds Budgeted:	\$13,669					
Funds Expended:	\$15,854.10 (with previous funding)					

Project Narrative:

Community Development Program Planning and Capacity

FY 2012 budgeted \$13,669 for the Community Development Program Planning and Capacity. The Planning and Capacity budget provides funding for planning studies (study of housing conditions in historic Sandy, development of the 2010-2015 Consolidated Plan Update and Annual Action Plans, etc) and unanticipated costs (i.e., title reports, structure demolition to prepare a home to move, etc).

Outcome: The Program Administration and Program Planning and Capacity have stayed well within the 20% of the granted entitlement. Sandy City has continued to run the CDBG program very efficient with one full-time staff member. The administration of

this program allows accessibility to many programs for individuals, helping to create a suitable living environment.

Outcome/Objective: Accessibility for the purpose of creating a suitable living environment

Focus Area: Other Community Needs: Specific Objective 8: Provide emergency food supplies for at-risk, Low- and Moderate Income households.

Program:	Salt Lake Community Action Program	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	South County Food Pantry	1183	300 (people)	300 (people)	1,500 (people)	78.87%
Funds Budgeted:	\$3,000					
Funds Expended:	\$3,000					

Project Narrative:

South Valley Food Pantry

FY2012 budgeted \$3,000 to the Community Action Program to provide emergency food services for low and moderate-income individuals from the Sandy Area. During FY2012, they provided food for 1183 people. The program provides a 3-day supply of emergency food assistance.

Outcome: This project provided service to 1183 people. The short-term projected and actual goals were met in previous years for organizations (South Valley Food Pantry and Utah Food Bank), that provide food supplies to at-risk, low and moderate-income households. This has now been changed to track the number of people served instead. This program has provided access to many individuals that has contributed to providing a better quality of life for these individuals and provided them with a more suitable living environment.

Outcome/Objective: Accessibility for the purpose of creating a suitable living environment

Focus Area: Other Community Needs: Specific Objective 9: Provide counseling services for victims of domestic violence and witnesses to domestic violence.

Program:	Sandy Counseling Centers	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	VISIONS	10	25 (people)	25 (people)	125 (people)	8%
Funds Budgeted:	\$3,500					
Funds Expended:	\$2,681.16					

Program Narrative:

VISIONS

FY2012 budgeted \$3,500 to the Sandy Counseling Center to provide counseling services for child witnesses of domestic violence of low and moderate-income families. Counseling sessions teach child witnesses that they are not at fault, and to help them cope with a stressful family life. A large component of this program includes counseling offered at the local boys and girls club in a designated LMI area of Sandy City. During FY2012, they provided counseling for 10 persons.

Outcome: The Visions project provided 10 persons with assistance in FY 2012. This is short of the goal of helping 25 people in a program year. Due mainly to funding constraints and an increased cost for counseling, this goal may be set too high. The City is currently looking at revising its 2010-2015 Consolidated Plan to address this and other program needs. This program has increased the accessibility to these services creating a better environment for those individuals.

Outcome/Objective: Accessibility for the purpose of creating suitable living environments

Focus Area: Other Community Needs: Specific Objective 10: Provide basic legal services for battered spouses.

Program:	Legal Aid Society of Salt Lake	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Legal Aid Society of Salt Lake	122	40 (people)	40 (people)	200 (people)	61%
Funds Budgeted:	\$10,150					
Funds Expended:	\$10,150					

Program Narrative:

Legal Aid Society of Salt Lake

FY2012 budgeted \$10,150 to the Legal Aid Society of Salt Lake City to provide legal assistance for battered or threatened women. Typical legal assistance includes protective orders, assistance in obtaining child support, and other similar domestic situation legal assistance. During FY2012, they assisted 122 individuals.

Outcome: This project assisted 122 individuals during FY 2012. Both the short-term projected and actual goals for 2012 were completed in providing basic legal services for battered spouses. The outcome has helped individuals achieve economic independence, which in turn has helped them have a higher quality of life within a more suitable environment.

Outcome/Objective: Accessibility for the purpose of creating suitable living environments

Focus Area: Other Community Needs: Specific Objective 11: Provide temporary emergency shelter for battered spouses and their children.

Program:	South Valley Sanctuary	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Domestic Violence Shelter	12	30 (people)	30 (people)	150 (people)	8%
Funds Budgeted:	\$10,000					
Funds Expended:	\$9,997.79					

Program Narrative:

South Valley Sanctuary

FY2011 budgeted \$10,000 to the South Valley Sanctuary to provide emergency housing services for at risk and battered women (and occasionally their minor children). Most clients are referred to the Shelter by the Sandy Police Department as part of a domestic violence emergency call. Typically, a client may stay at the facility from 3-10 days until a more permanent solution can be found. During FY2012, they provided shelter for 12 individuals from Sandy City. Additionally, the center received over 1500 hotline calls for services.

Outcome: This project assisted 12 individuals during the FY 2012. The goal was switched from organization to persons. In addition, due to basing the number on previously inaccurate reporting, the goal may be too high and is subject to change with the revision to the five year consolidated plan being considered by the City. The demand for shelter continues to rise and stays continue to extend. The outcome has helped individuals achieve economic independence, which in turn has helped them create a more suitable living environment, providing them with a higher quality of life in the community.

Outcome/Objective: Accessibility for the purpose of creating a suitable living environment.

Focus Area: Other Community Needs: Specific Objective 12: Provide 108 Loan Payment for the construction of the Senior Citizen Center.

Program:	108 Loan Payment	Number of persons asst.	Performance Indicator	2012 Projected	5-Year Target	Percent Completed
Activities:	Senior Citizen Center	10,000 (approx.)	Public Facilities	1(pf)	1(pf)	100%
Funds Budgeted:	\$220,739					
Funds Expended:	\$220,739					

Program Narrative:

Section 108 Loan Scheduled Repayment

This is the principal and interest payment for the Section 108 loan that was used to construct the Senior Center. This amount is based upon the established amortization schedule. This loan was refinanced through arrangements with HUD and has

significantly reduced the original interest rate, thus freeing up additional future funding for other programs within Sandy.

Outcome: The Senior Center served approximately 10,000 seniors in 2012 providing them with access to the center that has helped them have a more suitable living environment. The center draws people from around the entire valley because of eighty classes, trips, activities, health and nutrition programs, and personal services that are hosted on site in any quarter. The marriage of Salt Lake County's and Sandy City's efforts have ensured that seniors have the finest quality programs and facilities. With a full time staff of only three, the center boasts more than two hundred volunteers teaching a variety of classes. The Senior Center provides many opportunities for senior's that play an important role in contributing to a better quality of life for them. These numbers served are not reflected in the population summary.



Sandy Senior Center built with CDBG funds/108 payments made yearly.

Summary of Persons Assisted Through CDBG Programs in FY2012

The table below is a summary of the total number of persons assisted through the CDBG program for FY2012-2013. The table provides a racial breakdown of persons served as required by the U.S. Department of Housing and Urban Development.

Ethnicity	Population	Percent of Total
White	3,784	94.74%
Black/African American	49	1.23%
Asian	35	0.88%
American Indian/Alaskan Native	28	0.70%
Native Hawaiian/Other Pacific Islander	57	1.43%
American Indian/Alaskan Native & White	6	0.15%
Asian & White	1	0.03%
Black/African American & White	0	0.00%
American Indian/Alaskan Native & Black/African American	0	0.00%
Other Multi-Racial	34	0.85%
Total	3,994	100.00%
Hispanic Heritage	1,144	28.64%

***This table does not reflect the approx. 10,000 people who use the Senior Center. Percentage total may be off due to rounding**

Impediments to Fair Housing and Choice and Actions to Overcome Them

Sandy City performed an “Analysis of Impediments to Fair Housing Choice” in January of 1997 and updated in 2003. In 2005 and 2010 Salt Lake County updated the study for all consortium members. The report reviews and updates the data and analysis contained in the previous Impediments study. The purpose of the assessment was to gather in-depth and up-to-date information concerning the pressing fair housing issues in Sandy City and the entire Salt Lake County. This includes analysis of progress being made to remove barriers to the development of housing choices for low-income households and those with special needs. Previously Sandy City and Salt Lake County prepared a separate AI. The following is a summary of the new report (Sandy City section) that updates the previous Sandy City and Salt Lake County Analysis of Impediments Action Plan and combines the two AIs.

Profile of Sandy City

Profile	Number
Square Mile	22.81
Population (US Census Bureau)2008	96,660
Housing Units 2009	29,313
Percent Owner Occupied, 2000	82%
Percent Renter Occupied, 2000	15%
Low to moderate income households with gross rent 30% or more of household income (2000)	1,185
Low to moderate income households with monthly owner cost 30% or more of household income (2000)	2,573
Percent of total households that were low to moderate income households with housing cost burdens in excess of 30% of income (2000)	15%

The Analysis to Impediments identified some challenges to providing affordable housing within the City. These include the high cost of land, building costs, diversification of uses, and assisting affordable housing projects through the development process. Sandy City is currently in the process of rewriting and updating the Housing Element of its General Plan (the last major update is over 20 years old). During this process, the issues brought out in the Analysis to Impediments will be addressed and Sandy City will work to overcoming significant barriers as they affect affordable and fair housing.

Action Plan to Address Analysis of Impediments

The following is the action plan submitted to the County and subsequently to HUD:

1. **Housing Element of the General Plan.** Sandy City is currently in the process of updating the housing element of their General Plan. When it was originally adopted in 1983, the plan was innovative and forward thinking, addressing topics such as Planned Unit Development (PUD), mobile home parks, and neighborhood maintenance and identities. Since that time, the plan has been left mainly in tact with only minor changes while the City has undergone intense growth and dramatic shifts in demographics. Issues that will be addressed in this plan are:
 - a. Providing a wide range of housing options in the City
 - b. Maintaining the aging housing stock to help in providing quality and affordable homes
 - c. Considering higher densities as demand continues to grow through mixed-use developments, transit oriented developments (TOD), transfer of development rights (TDR), walkable neighborhoods, and other proven methods
 - d. Working with landlords to provide well maintained rental housing
 - e. Providing opportunities for improving energy efficiency and affordability of existing and new housing stock.
 - f. Meeting lifecycle needs of the community (“Aging in place”).
2. **Densification.** As noted in this document, one of the major roadblocks in Sandy is the cost and value of land. Sandy is a highly desired location for residential, business, and commercial uses and properties tend to demand a premium on the market when compared to the surrounding communities. In recent years, there has been a paradigm shift in the way the City approaches higher densities. The leaders of the City recognize that in order to continue to provide opportunities for growth that an increase in densities is required. This is demonstrated in the developments currently under consideration in the downtown area (near City Hall) and around the 10000 South Trax station.
3. **Maintenance of Existing Housing Stock.** A major amount of new growth occurred in Sandy in the late 1970s and 1980s. This means that a large portion of the City’s housing is between 30-40 years old. These units have become more affordable as they age, but have also become more expensive to maintain. The City needs to develop policies and procedures to help residents in maintaining these homes and conducting repairs and upgrades necessary to make them viable for years to come. As part of the Housing Element update (above), the City will also be looking at providing programs geared toward providing neighborhood services, whether it is financial assistance, mediation between neighbors and landlords, or general informational guidance and direction.

4. **Educational Outreach.** There are a number of areas in which the City can act as a source of instruction and education for the community as a whole in regards to fair and affordable housing. It is expected that there will be opposition to increasing densities, proposing new developments, and generally changing the character of the City to meet the needs of the changing demographics. This is typically present in most suburban communities. However, Sandy is no longer a simple suburban community and has been forming a separate identity of its own on both the state and national level. The City needs to reach out to including homeowners, landlords, business owners, realtors, and all other affected parties and provide opportunities for education and input on the future of the City. This will not only help change the NIMBY attitudes, but will also provide a forum in which the community as a whole can determine its future and ensure quality development and preservation of existing character.
5. **Affordable Housing Options.** It is recognized that while Sandy has traditionally been seen as a traditional “family” community with mostly single-family housing, that it is important to offer a variety of housing options that are affordable to people of all ages and walks of life. The City has been working towards this in its approvals of a number of multi-family and mixed-use developments. The City will continue to consider higher densities in appropriate areas and encourage developments to include affordable housing components through existing and future programs. The use of state and federal programs and the development of an assistance program offered by the City are a few options available. Sandy does not desire to form its own Housing Authority at this time and will continue the partnership with the Salt Lake County Housing Authority to help provide housing to those in need.

Brief description of Sandy City

Sandy City, which was incorporated in 1893, is located in the south/eastern section of Salt Lake County. Sandy City is the third largest city in salt Lake County. In 2000, the median household income was \$66,458 with the median house value being \$183,500. Sandy City has very few large areas of vacant residential land. As of 2005, there were approximately 500 acres of vacant residential property in the City. Consequently, the City has experienced only moderate levels of construction since 2000, unlike the high levels of constructions seen in the 1900's. According to the 2000 census information 4,590 persons are foreign born. That is about 5.2% of the population.

Indicators of housing for low to moderate income households.

Between 2001 and 2009 there were approximately 2,096 new housing units authorized to be built in Sandy. Of those, only 51% were single-family units (far less than the 82% in 2000). 653 condominium units were authorized and 334 apartments, continuing to add to the diversity of housing options offered to Sandy City residents.. Approximately 16% of Sandy's total residential construction during that period was for affordable rental product. Sandy City has 3 low income/housing tax credit projects: Copper Gate Apartments (192 units); Liberty Heights (104 units); and Silver Pines Apartments (144 senior housing units).

There are concentrations of low to moderate income housing in Sandy City. The principle location is in the Historic Sandy District. The area is bound by State Street to the west, 700 East to the east, 8400 South to the north and 9000 South to the south.

Conclusions

A summary of current zoning ordinances and policies and their impact on low to moderate-income housing

Does current zoning exclude, encourage or have a neutral effect on low to moderate-income housing?

A variety of residential zones exist in Sandy. Minimum lot sizes for single-family detached homes range from 4,500 (TND Overlay Zone) square feet to an acre. Much of Sandy City's residential land is zoned to permits lots of 8,000 square feet to 10,000 square feet. Sandy City allows higher density housing through the TND Overlay Zone, Planned Unit Development (PUD), Residential Multifamily Zone (RM), Mixed Use Zone (MU) and the Mobile Home Zone (MH). The density associated with the multifamily zones is based on the plan and design of the project (Density by Density).

Does current zoning allow for high-density development of available vacant ground?

Yes. The City has recently rezoned several large parcels, one was zoned for large one-acre lots and the others had commercial zones. These parcels were rezoned to the Mixed Use Zone, which does not have a density maximum. Sandy City has recently approved nearly 100 acres near light rail stations for mixed-use development as well as in other areas. This will provide a variety of housing choice for a variety of income levels. The PUD Zone also allows for high-density housing. Under the PUD Zone 280 affordable apartment units were recently completed near State Street.

Do building, hook-up and impact fees affect development of low to moderate-income housing?

The development fees Sandy City charges do impose higher cost to develop land. However, the fees are typical and do not impose any out of the ordinary cost. Hook-up and building fees typically total around \$7,334 per home.

Do building requirements (set-backs, front yard, side yard or amenities) for housing impede the development of low to moderate-income households?

Building requirements and dimensions are standard and do not impede low to moderate income housing in sandy City.

Is cluster dwelling (e.g. Planned Unit Development) encouraged versus single-family home sites?

Sandy City does have a PUD Ordinance. There is not a minimum acreage size requirement (5 acres or more is encouraged). The density is determined by the City Council. Sandy City also has a Mixed Use Ordinance that encourages clustering of dwellings. The density is determined by the design of the project.

Does definition of “family” prevent sharing of housing?

Housing can be shared by related household members. Four unrelated individuals may live in a single family dwelling unit.

Are group homes (nursing homes, facilities for disabled) permitted throughout the community?

Residential facilities for the elderly and disabled are allowed throughout residential zones as a permitted use.

Additional Actions Taken to Address impediments:

1. Because of the very wide range of origins for the types of discrimination complaints filed (i.e., apartment rental denial, single family home rental denial, comments made by existing tenants, etc), it is very difficult if not impossible to completely eliminate this type of discrimination. The City has coordinated via the Police Department several meetings with local landlords of multiple-unit housing to help them screen for felons and have provided training on the do's and don'ts of screening potential renters.
2. Most new multifamily housing has been constructed on the edge of established single family neighborhoods. This has generally been at the request of the developer, as it was felt by them that fewer individuals would oppose such a development in outlying areas of the City and most cases this is what property is still available for development. However, with the completion of the light rail system through Sandy City it has opened up new opportunities for areas of affordable housing. Sandy City has recently approved nearly 100 acres near the light rail stations for mixed use development as well as other areas that have been recently master planned for mixed use along the light rail corridor. These proposed mixed use developments are implementing important elements of our City's General Plan and sub-area plans for these areas. This will provide a variety

of housing choices for a variety of income levels. This will also provide a wide range of economic opportunities. The last phase of a 280 affordable apartment complex was recently completed and a 320-unit condominium project is currently being completed.

3. The City does not have any policies that discriminate against minority populations, and has no controls over wages earned by minorities throughout the County.
4. The City continues to support group homes within the community, and recently modified zoning restrictions to make establishment of such homes easier.

Affordable Housing Actions for Extremely Low, Low/Moderate Income Renters and Owners

Actions Taken and Accomplishments to Meet Worst Case Needs

Sandy City reviewed and approved a 280 unit affordable housing complex that is targeting the 30% to 60% AMI income groups. It is called the Copper Gate Apartments, and is located at approximately 8850 South State Street. The developer used primarily LIHTC funding with additional funding from the Olene Walker Fund. Sandy City has recently approved nearly 100 acres near the light rail stations for mixed use development as well as other areas that have been recently master planned for mixed use along the light rail corridor. These proposed mixed use developments are implementing important elements of our City's General Plan and sub-area plans for these areas. This will provide a variety of housing choices for a variety of income levels.

Actions and Accomplishments to Serve People with Disabilities

The Copper Gate Apartments will construct all ground floor units (80) to be handicapped accessible, and provide priority for rental of those units to people with disabilities.

Number of Section 215 Housing Opportunities Created

No Section 215 Housing Opportunities were created.

Continuum of Care Progress to Help Homeless People

Actions to Meet Supportive Housing Needs (include HIV/AIDS)

No new actions were taken this past year. The City has adopted a resolution supporting the development of supportive housing for special needs populations.

Actions to Plan and/or Implement Continuum of Care

The City participates on the Long Range Planning Committee for the Homeless, and has staffed several sub-committees of that group to create a long term plan. Implementation efforts include the funding of activities to operate the 4 Transitional Housing Units within the community, and to fund a part-time counselor at the Salt Lake City Homeless Shelter.

Actions to Prevent Homelessness

The City continues to support agencies that provide services to the nearly homeless population of our community. Projects such as the South County Food Pantry and the Utah Food Bank provide food for families. Financial Counseling services are offered to assist families and individuals who need instruction on how to create a budget, to improve interview skills for employment, and strategies to get out of long-term revolving debt.

Assistance is also provided through the Housing Counseling program to assist eligible families and individuals who are seeking a place to live. This program offers rental referrals to affordable housing units, and assistance in locating homes to purchase within the income range of the client.

Actions to Address Emergency Shelter Needs

The City participates with three programs that provide emergency shelter. They are:

Homeless Shelter (The Road Home), located at 210 S Rio Grande Street in Salt Lake City. This facility assists families and individuals locate temporary shelter needs on an emergency basis. Often they arrange for shelter at local hotels or apartment buildings.

South Valley Sanctuary, located in West Jordan. This facility assists victims of domestic violence, primarily women and dependent children with temporary emergency living quarters until a more permanent housing solution can be found.

YWCA Women's Shelter, located in Salt Lake City. This facility assists victims of domestic violence, primarily women and dependent children with temporary emergency living quarters until a more permanent housing solution can be found.

Actions to Develop Transitional Housing

The City is actively pursuing programs to purchase, and renovate single family homes and multiple unit dwellings for use as transitional housing for formerly homeless persons. Funding sources include HOME funds, EDA tax increment funds, and short-term loans from Fannie Mae under the Flex-Express program.

Actions and Accomplishments to:

Meet Underserved Needs

No activities were undertaken to meet underserved needs.

Foster and Maintain Affordable Housing

Sandy City is entering into partnerships with the Utah Housing Corporation (a non-profit entity funded directly by the Utah Legislature) to construct new housing units upon existing small lots owned by Sandy City. The homes will be made available to low and moderate income eligible clientele. The City is also working with Salt Lake County to continue the down payment assistance program and the housing rehab program using HOME consortium funds. The City is willing to enter into other similar partnerships.

Eliminate Barriers to Affordable Housing

The City has rewritten the Land Development Code (zoning ordinance) to provide for additional opportunities for affordable housing, including but not limited to: exemptions to standard PUD development standards for developments constructed to be affordable, creation of a mixed use zone, permit the conversion of a single family dwelling to have a second unit, and other similar modifications.

Fill Gaps in Local Institutional Structure

No activities were undertaken to fill gaps within the local institutional structure.

Facilitate PHA Participation/Role

Sandy City recently terminated our participation with the Housing Authority of the County of Salt Lake (HASCL) for our housing rehabilitation program. Salt Lake County had terminated their relationship with HASCL previously, and Sandy City was dropped shortly thereafter. However, Sandy City still actively participates with HASCL to provide transitional housing units. The City is also working with Salt Lake County to continue the down payment assistance program and to use some of the HOME consortium funds to do housing rehab in Sandy City.

Reduce Lead-based Paint Hazards

Sandy City requires all rehabilitation work to first evaluate the home for lead-based paint hazards by a certified inspector. If lead-based paint is discovered, the contractor is required to comply with the lead-based paint removal guidelines, and to have the home re-inspected prior to re-occupancy by the family.

Reduce Poverty

Sandy City has not taken any direct actions to specifically reduce poverty. However, through other indirect actions, development initiatives, recruitment of new companies and other similar actions has resulted in an overall drop in the City's Poverty Level. According to the 1990 Census, the poverty rate for Sandy City was 4.4%. The 2000 Census reported that our poverty rate had been cut to 3.9%. The 2006-2010 estimate is now at 6.7%, a probable reflection of the current economic situation.

Ensure Compliance with Program and Planning Requirements

In FY 2011, all sub-recipients (public services) were monitored to verify compliance with HUD regulations and relevant Federal statutes as applicable to the delivery of the program. The sub-recipients were also monitored to review and verify consistency with the terms and goals of the 5-Year Consolidated Plan and strategy. Monitoring included on-site visits to each sub-recipient and technical assistance was offered as needed. Through the monitoring visits no findings were documented.

Monitoring was also conducted by HUD on both the overall program operations and Davis Bacon compliance in FY 2011. All findings and concerns were addressed by modifications in the procedures of the CDBG program.

Leveraging of Public and Private Funds

In FY 2005-06 additional resources were leveraged for Historic Sandy Infrastructure Improvement Projects. The City received an EDI grant for \$999,990.

Summary of Citizen Comments

No comments were received.

Analysis of Successes and Failures and Actions taken to Improve Programs

The Citizen's CDBG committee has been meeting to evaluate and better understand each of the programs funded and those that requested but did not receive funding. A scoring system for applications was put in place as a guide, not a requirement, for funding to better allocate the limited resources available to the City. The committee is currently working to amend the 2010-2015 Consolidated Plan to better reflect the City's goals and priorities and bring the goals more into line with realistic projections for the funding available.

PART IV: Community Development Block Grant (CDBG)

Relationship of Expenditures to Priority Needs

Projects that were funded during this Fiscal Year were previously identified as priority needs in the City's 5-year Consolidated Plan. The City did not fund an activity that did not fulfill one of the stated goals of that Plan. They are now funded based on objectives that have been created to help accomplish the stated goals and outcomes.

Low/Moderate Income Benefit

For FY 10-111, Sandy City assisted over 13,000 individuals. Nearly 100% of the individuals served were at or below the 80% of median area income threshold for Salt Lake County or were exempt from this requirement.

Amendments and Other Changes to Programs

There were no changes to the Plan during the program year.

National Objective Failures

None. All activities met National Objective requirements and did not violate the stated provisions.

Actions Taken to Avoid Displacement

There were no activities undertaken this year that would create a need to displace an individual or family from their living quarters.

Compliance with URA (Uniform Relocation Act)

Does not apply. No individuals or families were required to relocate as a result of a CDBG program.

If Jobs were Filled with over income people:

Does not apply. No jobs were filled with over income people.

For Limited Clientele Activities

The nature of each funded project targeted groups that allow assumption of more than 51% low/mod income. Generally, all activities required proof of income prior to service delivery with the exception of the following presumed groups:

- Seniors

- Disabled
- Homeless

All other limited clientele activities are required by contract to only serve LMI clientele, keeping our service deliver at 100% on a project-by-project basis.

Rehabilitation accomplishments and costs

One housing rehabilitation project was undertaken with CDBG funds, and only a small portion of the overall cost were covered by Sandy City funding. The project was overseen by Salt Lake County. Other rehabilitation work performed was accomplished with HOME dollars. Salt Lake County provides a detailed accounting of the activities undertaken with HOME dollars in their CAPER report.

Neighborhood Revitalization Strategy Area, if any:

There are no identified Neighborhood Revitalization Strategy Areas located within Sandy City.

CDBG Financial Summary Attachments

- Reconciliation of cash balances
- Program Income, adjustments, and receivables

PART V: HOME

Sandy City is not a direct entitlement community for the purposes of receiving HOME Funds. We are a member of the Salt Lake County HOME Consortium, which has member cities of West Valley, West Jordan, Taylorsville, Sandy City, and Salt Lake County. The information below has been prepared and published within the CAPER for Salt Lake County. If Sandy City were to be a direct entitlement community in the future, we would have addressed the following issues within this CAPER:

1. Distribution of HOME funds among identified needs
2. HOME Match Report (HUD 4107A)
3. Contracting opportunities for MIWBEs
4. Summary of results of onsite inspections of HOME rental units
5. Assessment of effectiveness of affirmative marketing plans
6. Information about the use of program income

PART VI: EMERGENCY SHELTER GRANTS (ESG)

Sandy City is not a direct entitlement community for the purposes of receiving ESG Funds. Salt Lake County is the participating jurisdiction in the immediate area that receives and administers ESG funds, and details the required responses within their CAPER. It is not anticipated that Sandy City will ever be eligible to receive ESG grant monies.

PART VII: HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Sandy City is not a direct entitlement community for the purposes of receiving HOPWA Funds. Salt Lake City is the participating jurisdiction in the immediate area that receives and administers HOPWA funds, and details the required responses within their CAPER. It is not anticipated that Sandy City will ever be eligible to receive HOPWA grant monies.

PART VIII: DEVELOPMENT OF A PERFORMANCE

The U.S. Department of Housing and Urban Development Department released a new directive on September 3, 2003 requiring all CDBG Formula Grantees to address their efforts on improving Performance Measurement. The Notice (CPD-03-09) requires Formula Grantees to specifically specify in the CAPER the status of the local government's efforts to develop a Performance Measurement System.

Program Evaluation:

In response to this notice, Sandy City has developed a CDBG Program Model to track sub-recipient's performance and accomplishment of goals. Evidence of its use is demonstrated in this CAPER report and in the new 5-year 2010-2015 Consolidated Plan, which HUD responded was an excellent model.

The program model provides the following information:

1. Vision
2. Objective/Outcome
3. Problem-Needs
4. Performance Indicator
5. Current Service or Activity
6. Strategy
7. Objectives
8. Outcomes

Sandy City will coordinate with the other members of the Salt Lake County Consortium to ensure that consistent information is provided to area sub-recipients. Salt Lake County has recently provided training to area sub-recipients on how to apply the logic model in their programs and how to report the data to area entitlement communities.

Sandy City Has also created quarterly reports in order the get the information required for reporting on the IDIS system.

APPENDIX:

1. Summary of 2012-2013 CDBG Budget
2. Public Notice published in Salt Lake Tribune. Notice lists hearing date and availability of CAPER for public review.
3. Financial Summary Grantee Performance Report
4. Activity Summary Report

APPENDIX 1: Summary of 2012-2013 Budget

FY 2012-2013 CDBG Recommended Budget

Funding Sources	Grand Total	Recommended Funding	Recommended Grand Total
2012-2013 CDBG Entitlement	\$358,346.00		
Unprogramed Funds (completed or terminated) projects	\$24,850.50		
Total Available Funds	\$383,196.50		
 Administration			
Planning & Capacity Building		\$13,669.00	
Administration		\$50,000.00	
Subtotal			\$63,669.00
 Housing Rehabilitation/Economic Development			
ASSIST		\$42,038.50	
Transitional Housing Maintenance		\$3,000.00	
Subtotal			\$45,038.50
 Infrastructure Improvements			
Infrastructure Improvement Fund for Historic Sandy Area		\$0.00	
Subtotal			\$0.00
 Other Activities			
Section 108 Loan Payment		\$220,739.00	
Subtotal			\$220,739.00
 Public Service Activities (15% CAP of Grant Amount)			
Big Brothers Big Sisters		\$1,000.00	
Crisis Nursery (Family Support Center)		\$4,000.00	
Emergency Winter Housing (Road Home)		\$3,000.00	
Homeless Shelter Operations (Road Home)		\$6,500.00	
Housing Outreach Rental Program (SLCAP)		\$2,000.00	
Legal Aide		\$10,150.00	
Medical/Dental Services for Uninsured - Community Health		\$1,600.00	
South County Emergency Food Pantry (SLCAP)		\$3,000.00	
South Valley Sanctuary		\$10,000.00	
Transitional Housing (Road Home)		\$5,000.00	
VISIONS (Sandy Counseling)		\$3,500.00	
YWCA		\$4,000.00	
Subtotal			\$53,750.00
 GRAND TOTAL			\$383,196.50



APPENDIX 2: Public Notice published in Salt Lake Tribune.

APPENDIX 3: Financial Summary Grantee Performance Report

APPENDIX 4: Activity Summary Report